



# Volume 4: Retirement Village

Fast-track Approvals Act 2024 Substantive Application

Matamata, Waikato

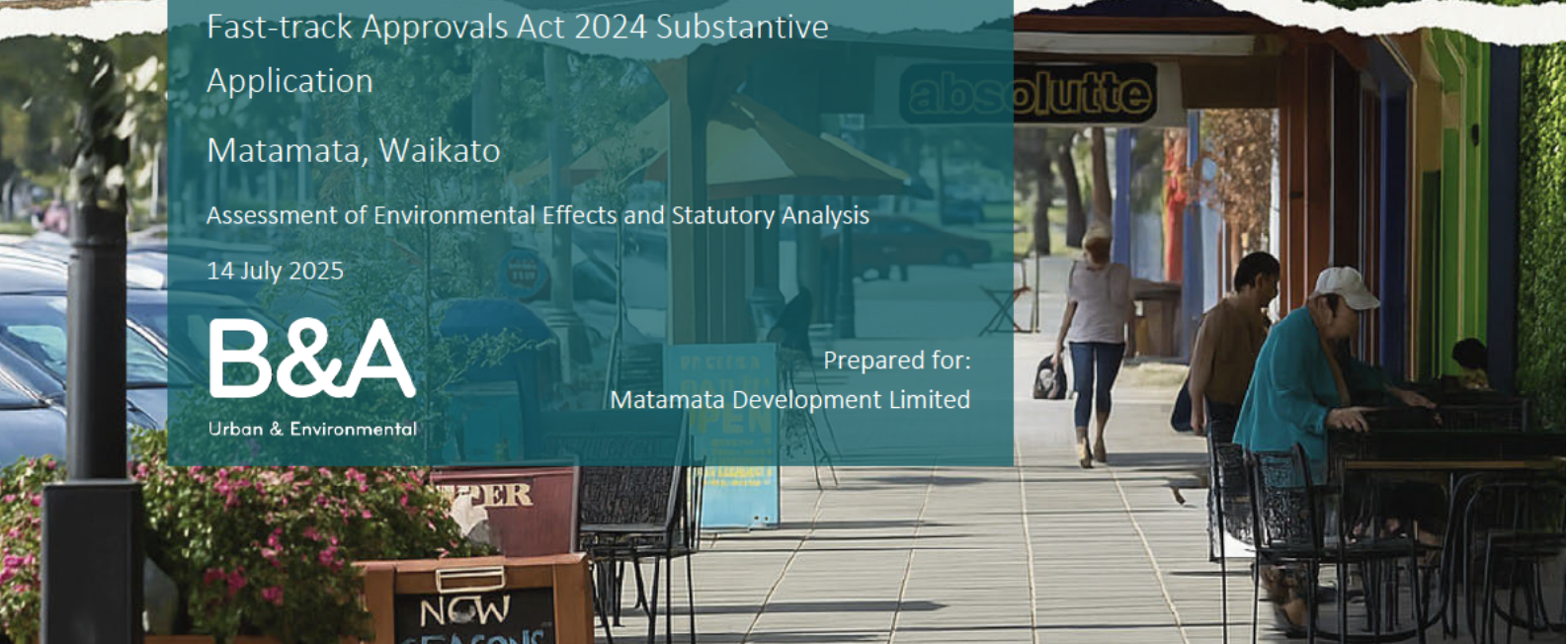
Assessment of Environmental Effects and Statutory Analysis

14 July 2025

**B&A**

Urban & Environmental

Prepared for:  
Matamata Development Limited





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## Glossary of Terms

Term	Explanation
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
DSI	Detailed Site Investigation
EIA	Economic Impact Assessment
EcIA	Ecological Impact Assessment
EPA	Environmental Protection Authority
ESSP	Eldonwood South Structure Plan
FTAA	Fast-track Approvals Act 2024
FTE	Full-time Equivalent
HAIL	Hazardous Activities and Industries List
MPDC	Matamata-Piako District Council
MPODP	Matamata-Piako Operative District Plan
NES	National Environmental Standard
NESCS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES-F	Resource Management (National Environmental Standard for Freshwater) Regulations 2020
NPS-FM	National Policy Statement for Freshwater Management 2020
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-IB	National Policy Statement for Indigenous Biodiversity 2023
NPS-UD	National Policy Statement on Urban Development 2020
RITS	Waikato's Regional Infrastructure Technical Standards
RMA	Resource Management Act 1991
WORPS	Waikato Operative Regional Policy Statement
WRC	Waikato Regional Council
WPRPS	Waikato Proposed Regional Policy Statement
WRP	Waikato Operative Regional Plan

## 1.0 Introduction

This report, referred to as **Volume 4**, of the Substantive Application has been prepared in support of the application by Matamata Development Limited for a consent to the Environmental Protection Authority (EPA) under the Fast-Track Approvals Act 2024 (FTAA). The 20-hectare site subject to this part of the application is located within the Ashbourne development and referred to as the 'Ashbourne Retirement Village'.

This application is seeking approval for land use resource consent to enable the construction of a retirement village incorporating the following:

- A total of 218 detached retirement villas of various sizes and designs;
- A facilities building and associated outdoor recreational areas, including a bowls green and a putting green;
- An aged-care hospital incorporating 70-beds;
- Two four-bedroom dwellings for the purposes of staff accommodation;
- Associated landscaping and servicing infrastructure, including two stormwater basins, a wastewater treatment plant, and a water treatment plant for the provision of on-site, self-managed servicing.

The information provided in this application is sufficiently detailed to correspond to the scale and significance of the matters that will be assessed in considering whether to grant the approvals sought, including any adverse effects of the activities to which the approvals relate. This takes into account any proposal by the applicant to manage the adverse effects of an activity through conditions.

The Overview Report, submitted as **Volume 1** of this application, is to be read in conjunction with this document. The Overview Report provides a summary of the overall Ashbourne development, consultation, a summary of the reasons for consent, and the proposed conditions of consent. It also addresses the specific information requirements to be included with a Fast Track application as set out under the FTAA.

This report is structured to present a comprehensive and bundled assessment of the relevant considerations for the proposed Ashbourne Retirement Village. District and Regional matters are assessed in parallel, to reflect the intertwined nature of the consenting context and the similarity of issues at play. The Fast-Track Approvals Act 2024 (FTAA) anticipates this type of approach, where a single panel appointment oversees all relevant considerations and presenting and assessing the relevant matters in an integrated approach is considered a practicable method for assisting evaluation.

## 2.0 Ashbourne Retirement Village Site Context

This section of the application is provided in accordance with Clause 5(1)(b) of Schedule 5 of the FTTA.

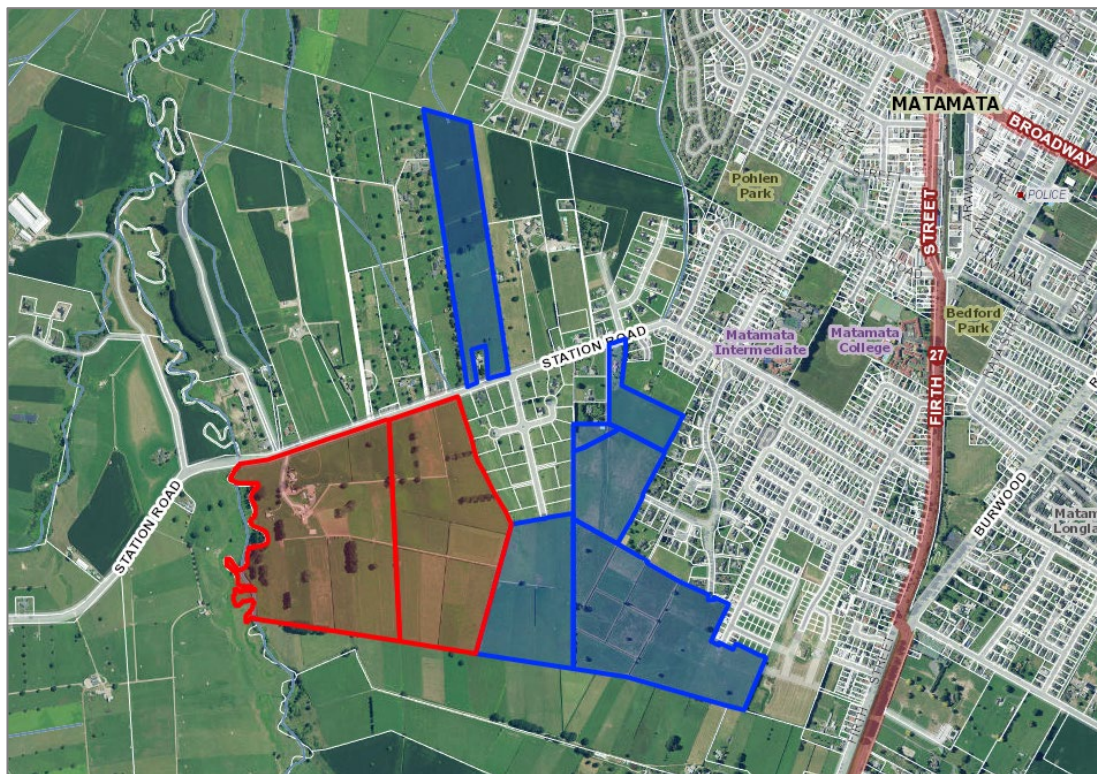
The following is a broad site and locality description, with these supporting technical documents providing additional context:

- Cultural Impact Assessment (refer **Appendix 1H**);
- Assessment of Ecological Effects (refer **Appendix 1I**);
- Geotechnical Investigation Report t (refer **Appendix 1M**);
- Integrated Transportation Assessment (refer **Appendix 1P**); and
- Urban Design Report (refer **Appendix 1Q**).

### 2.1 Site Description

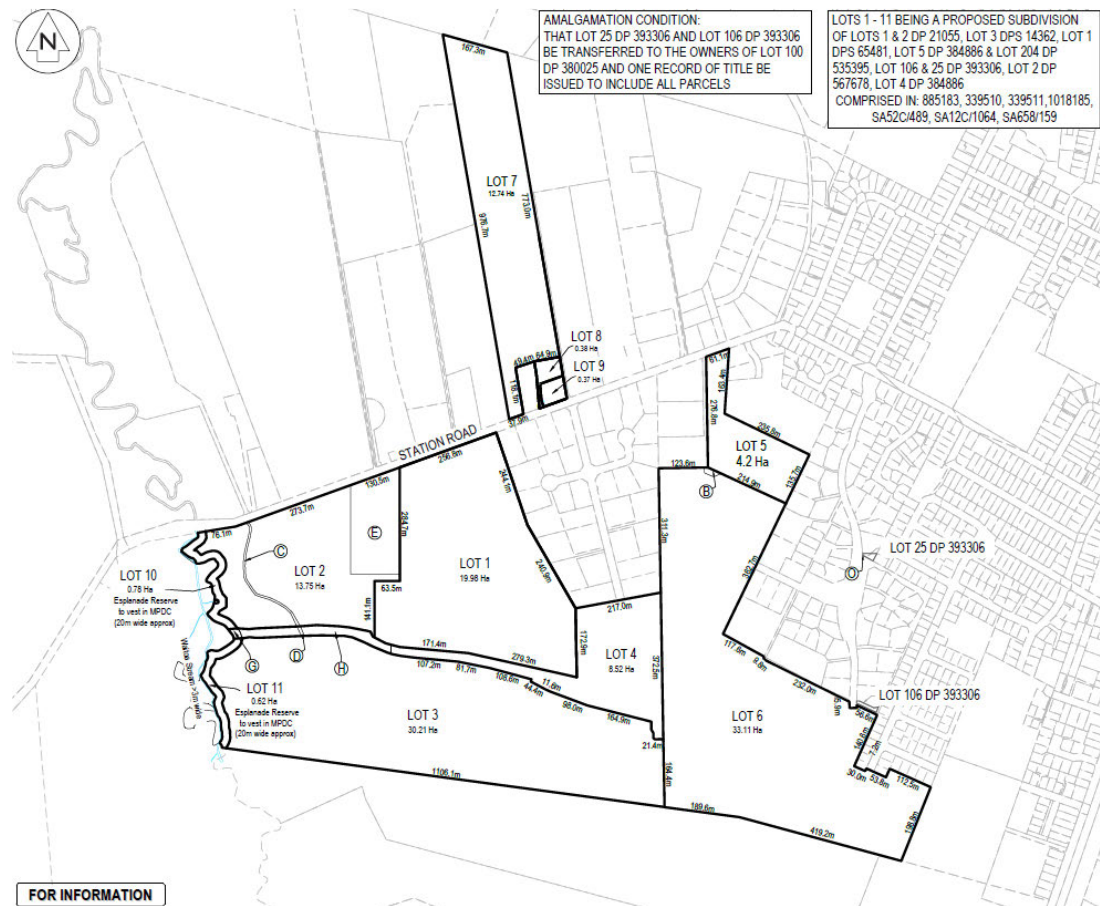
The site addressed in this volume of the AEE is proposed lot 1 under the **Volume 2** Stage 0 Vacant Lot Subdivision application, and is referred to as the Ashbourne Retirement Village (the site) herein. The site is located to the south of Station Road, immediately to the west of the existing Highgrove subdivision.

The existing land parcels subject the **Volume 4** application is shown in **Figure 1**. Proposed lot 1 is shown in **Figure 2**. A summary of the site and locality details is provided below.



**Figure 1: Site location plan showing the Ashbourne Retirement Village site in red outline and the other Ashbourne Development sites in blue (note the scheme plan below in terms of actual land identified for the retirement LUC). Source: CoreLogic Emap.**

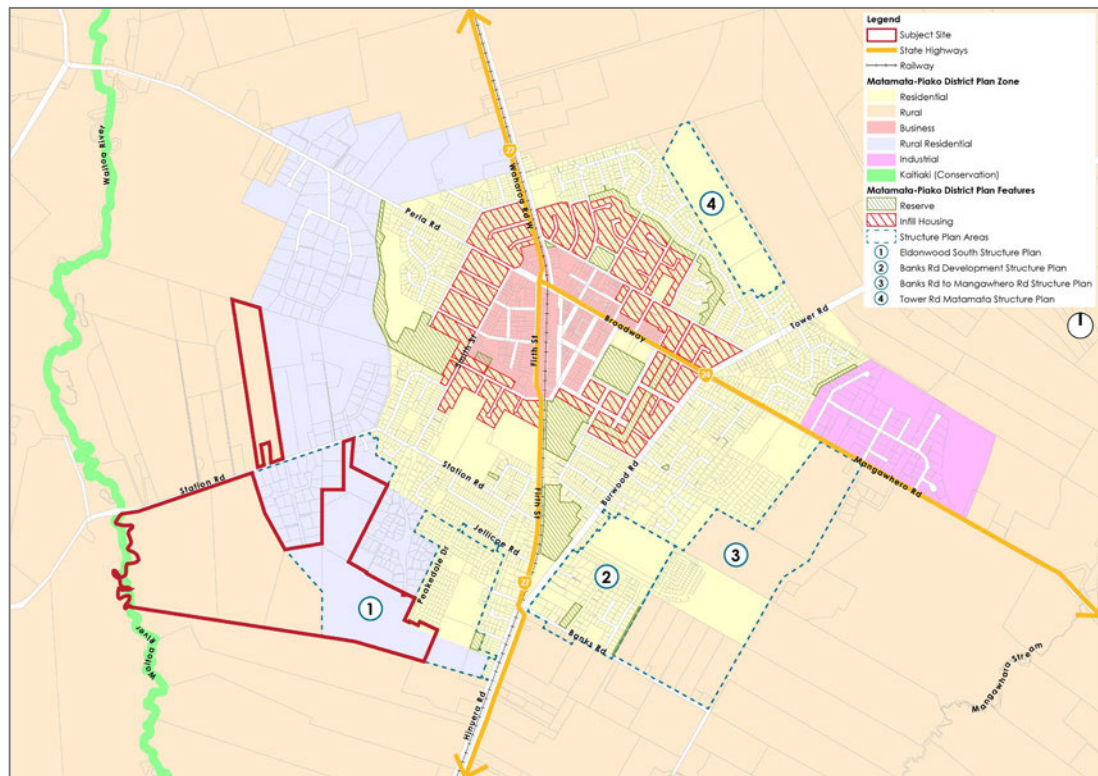




**Figure 2: The subdivision scheme plan proposed under Volume 2. The Ashbourne Retirement Village is located within lot 1 Source: Maven.**

## 2.2 Zoning

The Retirement Village is zoned Rural under the Matamata Piako Operative District Plan (MPODP). There are no overlays or spatial constraints. The zoning of the Ashbourne Development site is shown in **Figure 3** below.



**Figure 3: Zoning of the Ashbourne Development site under the MPODP.**

### 2.3 Land Use and Access

The site is irregularly shaped and relatively flat. The site is currently in use as a working farm. The site currently has farm access from Station Road (Collector Road). No other access or roading is available.

### 2.4 Surrounding Environment

The surrounding environment is characterised by rural and rural-residential uses. The Retirement Village is bordered to the north by larger rural residential properties, ranging in size from approximately 1ha to 5ha. To the east of the Retirement Village is the existing Highgrove Subdivision, which is currently largely vacant however provides rural residential lots of approximately 5,000m<sup>2</sup>. To the south and west are working farms, which the retirement village site currently forms part of.

The future surrounding environment enabled by the Ashbourne Development will also include residential use to the south-east corner, with lot sizes of approximately 550m<sup>2</sup> to 1,000m<sup>2</sup>. A greenway providing active modes will be located to the south of the Retirement Village, with walking routes alongside, and a small commercial node will be located further to the south-east of the development. These activities are discussed in **Volume 5** of this application.

### 2.5 Records of Title and Land Ownership

The Records of Title for the site and associated interests registered at the time of application are attached at **Appendix 1A** of the Overview Report and summarised in **Table 1** below. There are no limitations on the Records of Title that restrict the proposed land use.

**Table 1: Landholdings within the Ashbourne Retirement Village site.**

Legal Description	Area	Owner
Lot 2 Deposited Plan 567678 and Lot 2 Deposited Plan 21055	13.5ha	[REDACTED]
Lot 1 Deposited Plan 21055	33.79ha	[REDACTED]

## 2.6 Geology and Topography

A Geotechnical Investigation Report (GIR) has been prepared by CMW Geosciences (CMW) and is provided in **Appendix 1M**. The GIR confirms that the site can generally be described as near level. Published geological maps for the area depict the regional geology as comprising cross-bedded pumice sand, silt and gravel of the Hinuera Formation. Refer to the Geotechnical Investigation Report for further details.

## 2.7 Groundwater

The WGA Hydrological Effects Assessment has addressed groundwater levels along the site and their report is included in **Appendix 1N**. The investigation was undertaken in May-June 2024, and found that groundwater was encountered within the CPTs and boreholes. The interpreted groundwater levels for the Retirement Village are between 1.6m – 2.6m. We rely on the WGA and MAVEN reports collectively to confirm suitable building platforms will be able to be established with adequate servicing support, particularly management of stormwater.

## 2.8 Vegetation

The site is currently in use as a working farm, and is predominantly flat with minimal vegetation. A hedge runs along the Station Road frontage to the site, and approximately 20 trees are present behind the hedge and within the wider site area. The adjacent Highgrove Subdivision additionally contains boundary planting, however, this is understood to be contained within the adjoining property. Refer to the Landscape Assessment prepared by Greenwoods Associates (refer **Appendix 4C**) for further details.

## 2.9 Existing Infrastructure

The Infrastructure Report prepared by Maven Associates (refer **Appendix 4D**) confirms that there is no stormwater, water supply or wastewater reticulation within the site. However, there is existing water supply infrastructure surrounding the project area within Station Road. Stormwater on the site appears to be predominantly disposed of via ground soakage, however there are also farm swales, culverts and streams within the site, including a 2m deep swale along the eastern and northern boundaries of the site.

## 2.10 Contamination

A Preliminary and Detailed Site Investigation ('PSI/DSI') has been undertaken by SLR Consulting (refer **Appendix 1R**), which has identified the following HAIL activities as having potentially occurred on the Site:

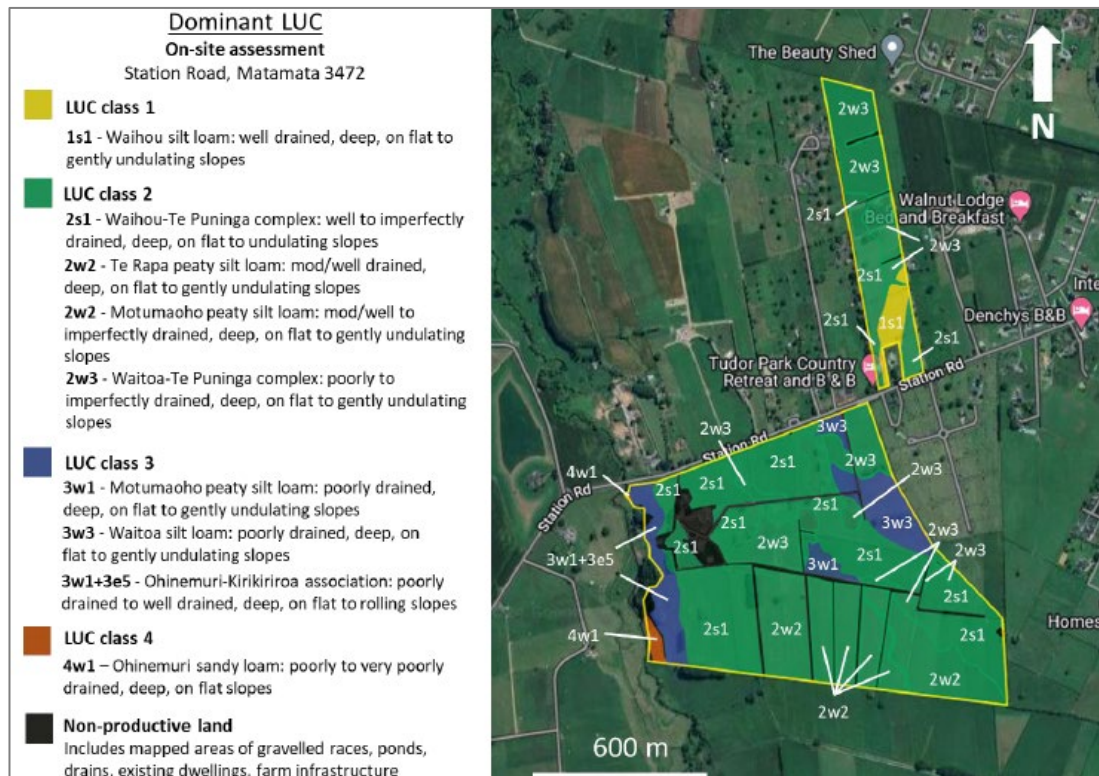
- A10 – Persistent pesticide bulk storage or use, including sports turfs, market gardens, orchards, glass houses or spray sheds – associated with the accumulation of pesticides across the land used for cropping;
- E1 – Asbestos products manufacture or disposal, including sites with buildings known to be in a deteriorated condition – given the age of former buildings on site, potential that asbestos-containing products may have been used;
- G3 – Landfill Sites – associated with uncontrolled fill of historic surface depressions; and
- I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment – associated with:
  - Lead in shallow soils around the existing buildings and at locations where former buildings have been removed; and
  - Accumulation of cadmium and zinc in soils from the repeated application of superphosphate across pastoral land.

The site is therefore classified as a 'piece of land' under Regulation 5(7) of the NESCS.

## 2.11 Land Use Capability

A Land Use Capability Classification Assessment of the wider Ashbourne site has been prepared by Landsystems and is included as **Appendix 1L**. The assessment carried out by Landsystems includes an on-site assessment at a greater level to the NZLRI regional scale. Their assessment confirms that the site is predominantly underlain by LUC2 soils with limited extents of LUC1, 3, and 4 soils. The assessment also identifies a finer detail of land quality and constraints within the LUC2 and 3 classes, as illustrated in **Figure 4** below.





**Figure 4: On-site LUC assessment. Source: Landsystems.**

## 2.12 Ecology

An Ecological Impact Assessment ('EcIA') has been prepared by Ecological Solutions and is included as **Appendix 1I**. This includes an assessment of existing terrestrial and freshwater ecosystems within the site.

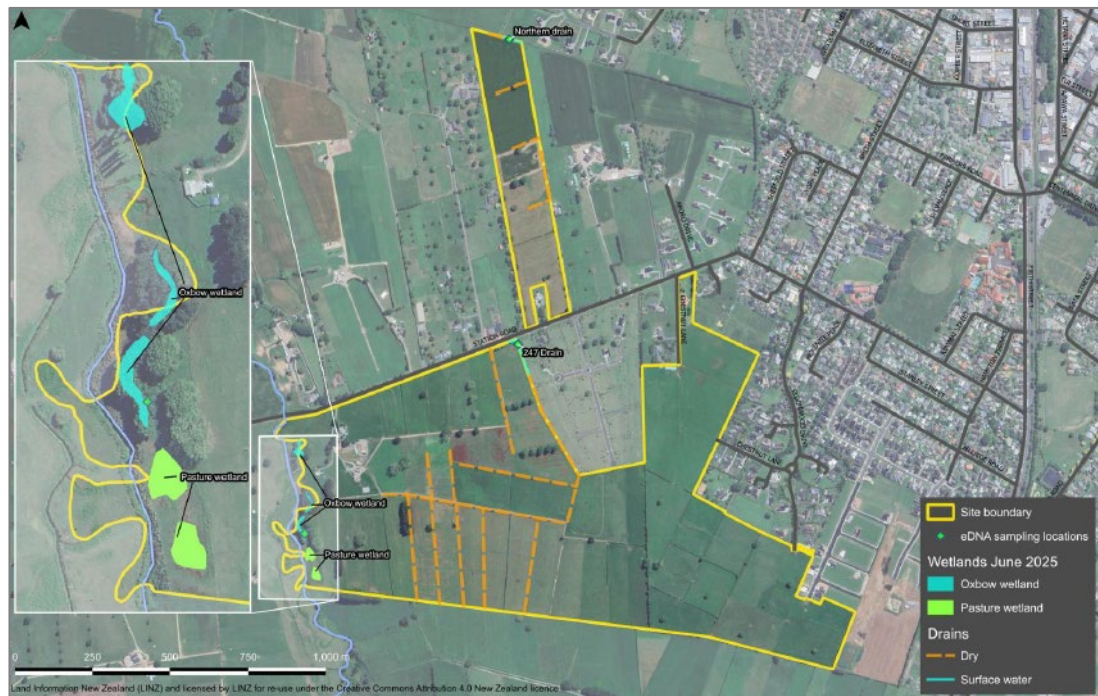
### 2.12.1 Terrestrial Ecology

The Ashbourne Development site is largely dominated by exotic pasture, hedgerows, and exotic specimen trees. New planting has also been established within the margins of the Waitoa River over a width of 5-10m along parts of the river. While the site is located within a Threatened Environment Classification 1 area, the site itself has minimal indigenous vegetation.

In terms of fauna and habitat, the wider site does not contain any high value habitat for threatened birds or lizards. Native birds observed on site were all considered 'Not Threatened', with no lizards detected during habitat surveys (accepting that through future monitoring that some may be found). Surveys confirm that the site is used for commuting and foraging by long-tailed bats, predominantly along the Waitoa River corridor, where the eastern margin of the River is located within the site.

### 2.12.2 Freshwater Ecology

The EcIA has identified a number of freshwater ecology features within the wider Ashbourne Development site, as shown in **Figure 5** below. As illustrated, there are no freshwater features located within the Ashbourne Retirement Village site.



**Figure 5: Freshwater ecology features on the Ashbourne Development site. Source: Ecological Solutions.**

## 2.13 Cultural Environment

A Cultural Impact Assessment ('CIA'), included as **Appendix 1H**, was prepared in support of this application.

Matamata's history is rooted in the influence of both Māori and European settlers. In Māori language, Matamata means "headland", and refers to a significant pā established by the Ngāti Hauā chief Te Waharoa in 1830.

Matamata was historically a cross roads for Māori travellers, with early journeys giving way to European explorers. Following the land wars of 1865, Josiah Clifton Firth leased a vast estate which he named Matamata, farming livestock and horticulture.

# 3.0 Proposal

## 3.1 Overview

This section of the application is a summary of the key elements of the proposal provided in accordance with Clause 5(1)(a) of Schedule 5 of the FTAA.

This application seeks approval for resource consent to enable the construction of a Retirement Village within the Ashbourne development. Specifically, the application seeks approval to undertake the following:

- The establishment of a Retirement Village on the Site, consisting of 218 self-contained, detached retirement villas for independent living;
- Concurrent fee simple subdivision that is staged;

- A 70-bed aged care hospital providing hospital-level care to residents of the Retirement Village, along with two 4-bedroom dwellings providing nurses accommodation;
- A facilities building and ancillary structures, providing leisure and entertainment facilities for residents of the Retirement Village, including café, lounge, library, swimming pool, gym, and bowling green;
- Private roading network within the site to provide vehicle and pedestrian access within the site, along with a new vehicle crossing to Station Road and new road connection to the south to connect the wider Ashbourne development, including the residential subdivision, greenway, and commercial node (as set out within **Volume 5** of this application);
- Three waters infrastructure on-site and self-managed, including a wastewater treatment system and disposal field, establishment of stormwater soakage devices and stormwater ponds for temporary stormwater detention, and water treatment plant and storage to treat and distribute groundwater; and
- Earthworks to be undertaken across three stages, with a combined area of 199,800m<sup>2</sup>, and a total volume of 145,700m<sup>3</sup>, being cut of 28,450m<sup>3</sup>, fill of 77,290m<sup>3</sup> and topsoil strip of 39,960m<sup>3</sup>.

More comprehensive descriptions on specific aspects of the proposal are set out in the specialist reports and plans accompanying the **Volume 4** application, and the following reports and plans from **Volume 2**:

- Cultural Impact Assessment – **Appendix 1H**;
- Ecological Impact Assessment – **Appendix 1I**;
- Land Use Capability Classification Assessment – **Appendix 1L**;
- Geotechnical Investigation Report – **Appendix 1M**;
- Hydrogeological Assessment – **Appendix 1N**;
- Transportation Assessment – **Appendix 1P**; and
- Urban Design Assessment – **Appendix 1Q**.

For completeness, approval is sought under s42(4) of the FTAA for a resource consent that would otherwise be applied for under the Resource Management Act 1991.

## 3.2 Construction Methodology

This assessment is supported by the Construction Management Plan included as **Appendix 4E**.

### 3.2.1 Construction Phasing

Due to the extent of the project, it is proposed to be delivered in ten stages, with development phasing from the north to the south. The first phase will include the majority of the infrastructure, including wastewater pump station, wastewater treatment plant, and stormwater basin A. Earthworks are proposed to be undertaken in three stages, with appropriate erosion and sediment controls in place.

### 3.2.2 Enabling Works

Enabling works will be carried out prior to the commencement of each stage of earthworks. These works will include removing any vegetation within the earthwork's extent and stripping of topsoil. Note that it is proposed to remove nine of the existing fourteen larger trees, and all six smaller trees from the site, with the retention of five of the existing large trees, as illustrated on the Landscape Drawings (refer **Appendix 4B**).

### 3.2.3 Earthworks

The proposed earthworks will be carried out over a total area of 199,800m<sup>2</sup> and will be completed over three stages, as follows:

	Stage 1	Stage 2	Stage 3
Earthworks Area	97,030m <sup>2</sup>	91,000m <sup>2</sup>	11,725m <sup>2</sup>
Total Cut	15,210m <sup>3</sup>	13,230m <sup>3</sup>	10m <sup>3</sup>
Total Fill	32,640m <sup>3</sup>	33,060m <sup>3</sup>	11,590m <sup>3</sup>
Balance (Fill)	17,430m <sup>3</sup>	19,830m <sup>3</sup>	11,580m <sup>3</sup>
Topsoil Strip	19,400m <sup>3</sup>	18,200m <sup>3</sup>	2,345m <sup>3</sup>

### 3.2.4 Erosion and Sediment Control

Erosion and sediment control measures will be installed prior to any works occurring on the site to minimise adverse effects associated with the discharge of sediment into the receiving environment. The receiving environment in this instance is the Waitoa River.

Erosion and sediment controls measures will be established prior to commencement of works. A draft Earthworks Management Plan for the Retirement Village has been included with this application, refer **Appendix 4F**. The key measures include clean and dirty water diversion bunds, sedimentation ponds, and silt fences installed around the lower side of the site perimeter.

### 3.2.5 Contamination

As outlined above, a PSI and DSI have been prepared by SLR Consulting NZ and are included in **Appendix 1R**. The site is classified as a 'piece of land' under Regulation 5(7) of the NESCS, and while contaminant concentrations were above the predicted background soil criteria, they were below the respective NESCS soil contamination standards.

Works on site are proposed to be carried out in accordance with the Contaminated Site Management Plan ('CSMP') included as **Appendix 1S** and Acid Sulphate Soil Management Plan ('ASSMP'), provided as **Appendix 1T**.

## 3.3 Construction Controls and Noise and Vibration

### 3.3.1 Cultural Monitoring

To address the recommendations received in the CIA (**Appendix 1H**), the opportunity for cultural monitoring by representatives of relevant mana whenua will be made available. This will include site monitoring inspections at the commencement of works, during works, and at the conclusion of works, and is provided for within the proposed conditions of consent (refer **Appendix 4L**).



### 3.3.2 Noise and Vibration

A Construction Noise and Vibration Assessment has been prepared by Styles Group (refer **Appendix 4H4H**). The report concludes that the construction of the Retirement Village is anticipated to comply with permitted noise standards for all receivers.

### 3.3.3 Draft Management Plans

High-level draft Construction Management Plan, Construction Noise and Vibration Management Plan, and Earthworks Management Plan have been included with the application (refer **Appendix 4E**, **Appendix 4I** and **Appendix 4F** respectively) to provide an overview of the typical measures contractors will implement to manage adverse effects associated with earthworks and construction activities.

In addition, an Ecological Management Plan (EMP) (refer **Appendix 1J**) and Ecological Impact Assessment (EclA) (refer **Appendix 1I**) has been prepared for the wider Ashbourne Development site to manage potential ecological effects during construction. In particular, the EMP sets out the management of birds, bats, lizards, and fish.

## 3.4 New Buildings

A total of 218 retirement villas are proposed, as shown in the Architectural Drawings (refer **Appendix 4A**), with all villas being single-storey and detached. The proposed development will include seven different typologies, with flipped orientations to appropriately respond to the site and orientation to sunlight. A range of elevational treatments are also proposed to provide variation in the built form within the Retirement Village.

In addition to the retirement villas, a 70-bed aged-care hospital is proposed to the south of the site. Access is provided to the hospital off the main spine road for the Retirement Village, with carparking provided. Two four-bedroom dwellings are also proposed to provide nurses accommodation within proximity of the hospital.

Ancillary buildings are proposed across the site, including maintenance and activity sheds, and a facilities building to be provided across two stages. The facilities building is intended to act as a community hub, with lounge, café, gym, swimming pool, and consultation rooms provided, along with a bowls and croquet green.

The layout and configuration of buildings within the site is shown in **Figure 6** below.



**Figure 6: Ashbourne Retirement Village Layout. Source: HPA.**

### 3.5 Access and Transportation

Access to the Ashbourne Retirement Village will be provided predominantly from Station Road, which is a Collector Road with a posted speed of 80 km/hr. This new access point from Station Road will provide access to the private road network within the Retirement Village.

Within the site, a series of private roads are proposed, with a primary spine road running north to south, linking to a proposed vehicle access to the Ashbourne Residential Subdivision located at the south eastern corner of the site (refer **Volume 5**). The internal environment within the Retirement Village is anticipated to be low-speed, with limits of 20km/hr on all roads.

The internal roading network within the Retirement Village is illustrated in **Figure 6** above.

All villas are provided with two on-site carparking spaces, with one provided within an internal-access garage. The facilities building is additionally provided with approximately 40 carparking spaces, with a further approximately 40 carparks provided to the aged-care hospital. Permanent motor home parking is also provided for residents of the Village, with approximately 35 motorhome parking spaces provided.

The application is supported by an Integrated Transport Assessment, included as **Appendix 1P**.

### 3.6 Servicing

The Retirement Village is proposed to be serviced by on-site, self-managed systems. Further information is provided within the Infrastructure Report included as **Appendix 4D** and summarised below.

#### 3.6.1 Stormwater

The Retirement Village will be serviced by under road soakage trenches up to the 10-year event, with each villa being provided with a Rainsmart soakage unit, and roadside raingardens for road runoff. Raingardens will provide filtration of stormwater, improving quality of water, before being discharged to ground via subsurface soakage systems.

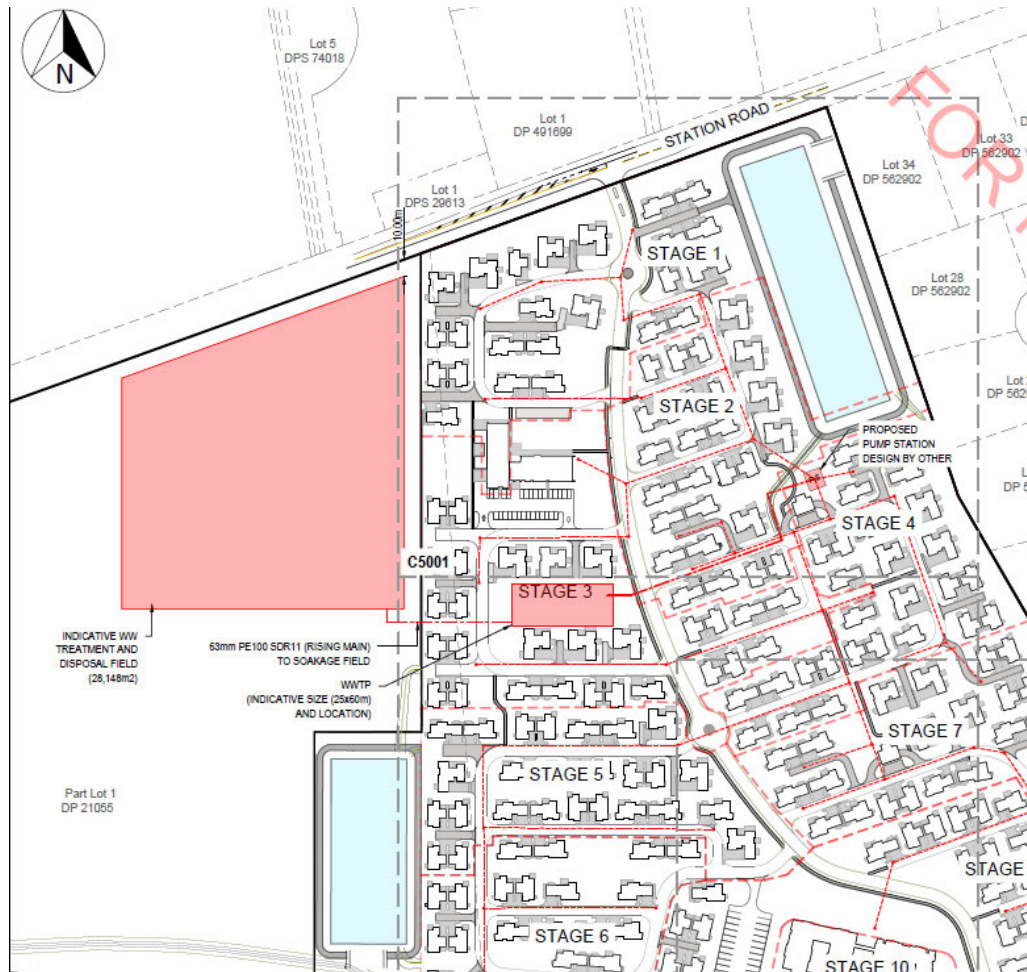
For events exceeding the 10-year, secondary flow will be directed to the road carriageway, with Overland Flow Paths being modelled within the engineering drawings. The flow paths will be directed to one of the two proposed stormwater dry detention ponds, which are intended to temporarily store runoff during storm events and release it at a controlled rate through subsurface soakage.

The proposal is supported by a Stormwater Management Plan (SMP) which considers the hydrological and hydraulic modelling for the wider Ashbourne development, including the Retirement Village site (refer **Appendix 5I**, included within **Volume 5** of this application).

#### 3.6.2 Wastewater

A private wastewater system is proposed to service the Retirement Village, with a gravity reticulation system proposed into a pump station, with a privately run wastewater treatment plant proposed to the north-western boundary of the Retirement Village. Treated wastewater will then be pumped to a disposal field to the west of the Retirement Village, on to the vacant Lot to be established by the subdivision addressed in **Volume 2** of this application, the necessary WRC WW discharge consent has been applied for to enable this.

The wastewater pump station and treatment plant will be provided in the initial stages of the development as well as a discharge field like the below – Note ‘red’ areas.



### 3.6.3 Water Supply

On-site water supply to the proposed Retirement Village will be provided as there is insufficient capacity in the existing public reticulated network. and a new 120m deep water bore is proposed near the western boundary.

Firefighting capacity will be provided through hydrants located within the site. The aged care hospital will also be equipped with internal sprinklers to enhance fire safety.

The development proposes to take water for potable supply of a retirement village and irrigation of lawn area from a new 120 m deep bore (bore number 72\_12812: the Production Bore) located on Station Road, Matamata.

Groundwater will be pumped from the Production Bore to 16 tanks and a treatment facility before being reticulated through the site via an arterial water main and supporting riser mains to provide potable water supply.

The combined annual volume of 92,308 m<sup>3</sup> being sought is based on the performance of the Production Bore (a maximum abstraction of 336 m<sup>3</sup>/day can be achieved), potential irrigation requirements across a 168-day irrigation period, and the reasonable use domestic requirements of the village. Unity is seeking to abstract up to 56,333 m<sup>3</sup> for irrigation purposes on an annual basis at a maximum daily abstraction rate of 336 m<sup>3</sup>/day.



Efficient water usage will be ensured throughout the property by the use of a water meter to monitor the amount of water used alongside the use of water conservation equipment and educating water users.

The abstraction rates the applicant has applied for are based upon efficient and reasonable water use for potable water supply and irrigation of lawn and landscaped areas. However, during times of water shortages, a 10-20% reduction in water use will be targeted.

The Water Management Plan will be reviewed every five years and where updates have been made, Unity will notify Waikato Regional Council in line with consent conditions.

The proposed water supply network is shown within the engineering drawings. Further details on the proposed groundwater take are contained within the Hydrological Effects Assessment prepared by WGA and included as **Appendix 1N**).

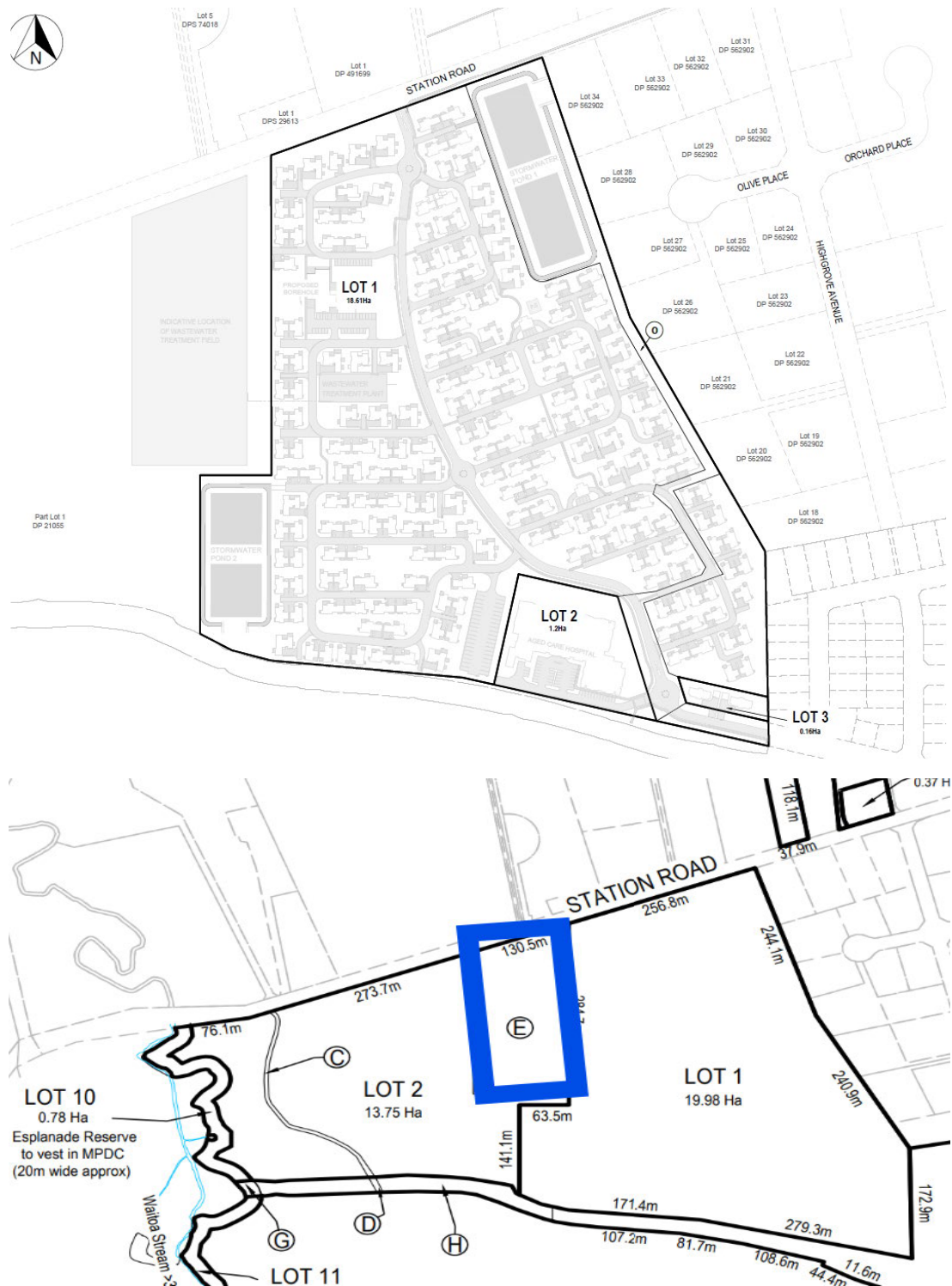
The associated Water Management Plan prepared by WGA is contained in **Appendix 4M**.

### **Power & Telecommunications**

Power and telecommunications connections will be provided to the Retirement Village in consultation with utility providers. Indicative plans are included within the Infrastructure Report.

## **3.7 Subdivision**

The proposal includes subdivision to create two new lots (lots 2 and 3) around the proposed aged care hospital and the nurses accommodation. All villas are proposed to be retained within the same lot (lot 1). The configuration of proposed lots 2 and 3 are shown in **Figure 7** below. Note discharge septic field to the west which will be contained on Day Zero Lot 2 with easement to drain sewage (easement E).



**Figure 7: Proposed subdivision scheme plan & septic field location. Source: Maven.**

### 3.8 Summary of Monitoring and Mitigation Measures

There are several proposed conditions of consent with corresponding management plans contained within the relevant resource consents to adequately mitigate any potential adverse effects on persons and the environment, in the immediate vicinity. The mitigation measures,

specifically those which address ecological, three water infrastructure, and reverse sensitivity effects are outlined in **Volume 1**.

### 3.9 Other activities

This section is provided in accordance with Clause 5(1)(e) of Schedule 5 of the FTAA.

The Ashbourne Development application includes the following activities:

- Subdivision to create vacant lots, including the proposed Ashbourne Retirement site is addressed in **Volume 2** of this application;
- Residential subdivision and development, along with the construction of a greenway and commercial node is addressed in **Volume 5** of this application; and
- The construction of two solar farms is addressed in **Volume 3** of this application.

There are no other activities that form part of the proposal to which this consent application relates.

### 3.10 Other Approvals Required

This section is provided in accordance with Clause 5(1)(f) of Schedule 5 of the FTAA.

A wildlife approval is required under the Wildlife Act 1953 and will be sought separately to this FTAA application. No other approvals are required as part of the Ashbourne Retirement Village.

### 3.11 Proposed Conditions of Consent

In accordance with clause 5(1)(k) of Schedule 5 of the FTAA, the proposed conditions of this consent are attached as **Appendix 4L**.

## 4.0 Approvals Required

In accordance with Section 42(4)(a) this application is seeking approval for a resource consent that would otherwise be applied for under the RMA.

In summary, consent is required under the provisions of the NESCS, Waikato Regional Plan ('WRP'), and MPODP as identified below. A full activities and standards assessment is included as **Appendix 4J**.

### 4.1 National Environmental Standards

Resource consents required under the NESCS in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- The proposal includes land disturbance that does not meet the requirements for a permitted activity under Regulation 8 and is a **controlled activity** under Regulation 9(1).

For completeness, all NES have been considered and assessed to determine whether resource consent is required, as outlined in **Table 2**.

**Table 2: Assessment of National Environmental Standards.**

National Environmental Standard	
National Environmental Standards for Air Quality 2004	This is <b>not applicable</b> as no specific consents relating to this standard are required for the project.
National Environmental Standards for Sources of Drinking Water 2007	This is <b>not applicable</b> as the project will not affect sources of drinking water.
National Environmental Standards for Electricity Transmission Activities 2009	This is <b>not applicable</b> as the project does not provide for high voltage transmission lines.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is <b>applicable</b> and consent is required as a controlled activity under Regulation 9(1).
National Environmental Standards for Telecommunications Facilities 2016	This is <b>not applicable</b> as the proposal does not seek consent for telecommunications facilities.
National Environmental Standards for Plantation Forestry 2017	This is <b>not applicable</b> as the proposal does not relate to plantation forestry.
National Environmental Standard for Freshwater 2020	This is <b>not applicable</b> as the site does not contain any freshwater bodies or features.
National Environmental Standard for Marine Aquaculture 2020	This is <b>not applicable</b> as the proposal does not relate to marine aquaculture.
National Environmental Standard for Storing Tyres Outdoors 2021	This is <b>not applicable</b> as the proposal does not provide for the storage of tyres.

## 4.2 Waikato Operative Regional Plan

Resource consents required under the WRP in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- The proposed groundwater takes (for dust suppression, irrigation and potable supply and pump station wet well construction) is a **Discretionary activity** under Rule 3.3.4.24.
- The discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the WRP, and is **Discretionary activity** under Rule 3.5.4.5.
- The proposed wastewater discharge does not comply with Rules 3.5.7.4 to 3.5.7.6 and is a **Discretionary activity** under Rule 3.5.7.7.
- The proposal includes drilling below the water table that does not comply with Rule 3.8.4.6, however will comply with the Controlled Activity Standards, and is a **Controlled activity** under Rule 3.8.4.7.

## 4.3 Matamata-Piako Operative District Plan

Resource consents required under the MPODP in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- The proposed retirement village meets the definition of ‘*accommodation facilities*’ and is a **Discretionary activity** in the Rural Zone under Rule 2.2.3.10.



- The proposal includes a facilities building meeting the definition of places of assembly and is a **Discretionary activity** in the Rural Zone under Rule 2.2.2.3.
- The proposal includes two dwellings for the housing of staff in the Rural Zone which is not listed in Activity Table 2.2.3, and is a **Non-complying activity** under Rule 2.2.
- The proposal includes medical facilities, which are a **Non-complying activity** in the Rural Zone under Rule 2.2.2.3.
- The proposal includes development which does not comply with the following development controls for the Rural Zone, and is a **Restricted Discretionary** under Rule 1.2.1(i)(b):
  - Villas are proposed within the front yard (to Station Road), with a setback of approximately 12m where a front yard setback of 25m is required under Development Control 3.2.1(iii).
  - Villas are proposed within the side yard to the western and southern boundaries, with a minimum setback of approximately 3m where a side yard setback of 10m is required under Development Control 3.2.1(iii).
- The proposal includes subdivision of sites containing high quality soils which is not listed in Activity Table 6.1.4, and is a **Non-Complying activity** under Rule 2.1.5.
- The proposal includes secondary flow paths directed through proposed private road corridors which is a **Restricted Discretionary activity** in the Rural Zone under Rule 8.5.1.12.
- The proposal includes a centralised wastewater treatment plant for the retirement village, which is a **Restricted Discretionary activity** in the Rural Zone under Rule 8.5.1.14.

#### 4.4 Associated Permitted Activities

The following relevant activities are associated with the establishment of the retirement village and fall within the permitted activity status of the WRP and MPODP.

**Table 3: Permitted Activities under the WRC and MPODP.**

Relevant Rule/Regulation	Comments
<b>Waikato Regional Plan</b>	
<b>3.5 Discharges</b>	
3.5.11.5 Permitted Activity Rule – Discharge of Stormwater Onto or Into Land	The stormwater system for the Retirement Village relies on soakage into land via soakage trench up to the 10-year stormwater event. Designated overland flow paths are proposed to be created to discharge and detained into one of the two stormwater ponds proposed.  Refer to the Infrastructure Report and Stormwater Operation and Maintenance Plan for further details (Appendix 4D and Appendix 4G respectively).
<b>3.8 Drilling</b>	
3.8.4.10 Permitted Activity Rule – Discharge of Water from Drilling	As a matter of conservatism, the proposal may be considered to require drilling as noted under Rule 3.8.4.7, therefore it is appropriate to seek consent as a permitted activity under Rule 3.8.4.10.

Relevant Rule/Regulation	Comments
<b>5.1 Accelerated Erosion</b>	
5.1.4.11 Permitted Activity Rule – Soil Disturbance, Roading and Tracking and Vegetation Clearance	Earthworks activities will be carried out in accordance with appropriate management plans, as outlined in the Infrastructure Report.
<b>6.2 The Discharge of Agrichemicals into Air</b>	
6.2.4.8 Permitted Activity Rule – Spot Spraying Using Hand Held Spray Equipment	Any spot spraying required during construction will comply with the permitted activity standards.
6.2.4.9 Permitted Activity Rule – Widespread Application of Agrichemical(s)	As outlined in the Infrastructure Report, chemical treatment management measures will be applied throughout earthworks that are anticipated to comply with permitted activity standards.
<b>Matamata-Piako Operative District Plan</b>	
<b>Part B: Section 2 – Activity Table - 1. General</b>	
1.4 Demolition of buildings and structures except those outlined in Schedules 1, 2, and 3	Any structures on site will be demolished, and no scheduled buildings or structures are contained on the site.
<b>Part B: Section 4 – Activity Related Performance Standards – 4.11 Temporary Activities</b>	
4.11.1(a) Temporary offices, storage sheds, storage yards, builder's workshops, ablution facilities and other similar buildings and activities incidental to a building or construction project, for the duration of that project specific to the issued building consent	Temporary buildings will be proposed for the construction phase which comply with permitted activity requirements. Please refer to the Construction Management Plan attached as Appendix 4E.
<b>Part B: Section 8 – Works and Network Utilities - 8.1 Telecommunications</b>	
8.1.1(1) Underground telecommunications lines	New underground telecommunications lines will be laid to service the Retirement Village. Refer to the Infrastructure Report for further details.
<b>Part B: Section 8 – Works and Network Utilities - 8.2 Electricity Transmission and Distribution Activities</b>	
8.2.1(1) Underground electrical cables and ancillary electrical equipment	New underground electrical cables are proposed to service the Retirement Village. Refer to the Infrastructure Report for further details.
<b>Part B: Section 8 – Works and Network Utilities - 8.5 Water, Wastewater and Stormwater</b>	
2. Ventilation, drop shafts and manholes	Refer to the Infrastructure Report and Engineering Drawings for further details.
3. Underground pipelines and fittings for the conveyance of water, wastewater, and stormwater	Refer to the Infrastructure Report and Engineering Drawings for further details.
6. Wastewater pump stations	One wastewater pump station is proposed on the site. Refer to the Infrastructure Report and Engineering Drawings for further details.

Relevant Rule/Regulation	Comments
7. Water storage tanks	Water storage tanks are proposed on the site for the storage of treated groundwater. Refer to the Infrastructure Report and Engineering Drawings for further details.
9. Water treatment plants	A water treatment plant is proposed on the Retirement Village to treat groundwater for domestic supply. Refer to the Infrastructure Report and Engineering Drawings for further details.
10.1 Stormwater detention ponds and similar facilities to reduce stormwater runoff volume, flow, and contaminant loads prior to discharge, excluding: rain gardens infiltration trenches wetlands domestic-scale on-site stormwater management and disposal systems	Two stormwater detention ponds are proposed to manage stormwater runoff volume and flow. Refer to the Infrastructure Report and Engineering Drawings for further details.
10.2 Stormwater detention by means of: Rain gardens; Infiltration trenches; Wetlands; All stormwater detention facilities and ponds on sites subject to a DCP	Raingardens and infiltration trenches are proposed for stormwater detention. Refer to the Infrastructure Report and Engineering Drawings for further details.
11. Domestic-scale on-site stormwater management and disposal systems. (See Waikato Regional Plan for consent requirements)	All stormwater is proposed to managed and disposed of on-site. Refer to the Infrastructure Report and Engineering Drawings for further details.
14. Water and irrigation races, open drains, and channels (not being secondary flow paths)	Refer to the Infrastructure Report and Engineering Drawings for further details.

#### 4.5 Overall Activity Status

Overall, the proposal requires assessment as a **Controlled activity** under the NESCS, a **Discretionary activity** under the WRP, and a **Non-Complying activity** under the MPODP.

## 5.0 Assessment of Effects

This section of the report is provided in accordance with Clauses 6 and 7 of Schedule 5 of the FTAA.

These provisions require an assessment of the actual or potential effects on the environment. Clause 6 sets out the information required in the assessment of environmental effects and this is included throughout this volume of the application as well as the Overview Report in **Volume 1**.

Clause 7 of Schedule 5 of the FTAA outlines the matters to be covered in the assessment of environmental effects. This includes:

- *Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:*
- *Any physical effect on the locality, including landscape and visual effects:*
- *Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:*
- *Any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- *Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:*
- *Any unreasonable emission of noise:*
- *Any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations*

These matters are addressed in this section of the report below.

The existing environment, in particular the existing land uses and allotment areas of the subject site, as well as sites in the surrounding environment, are a relevant consideration to the proposal and are set out in **Section 2.3** above.

The activities which are permitted on the site under the MPODP, WRP, and NES are identified in **Section 4.4** above.

An assessment of actual and potential effects on people and the environment is set out below, as well as within the supporting specialist reports. It is considered that effects in relation to the following matters are relevant:

- Positive effects;
- Economic effects;
- Visual landscape and amenity effects;
- Retirement village design and layout;
- Construction effects;
- Contaminated land effects;
- Traffic effects;
- Infrastructure servicing effects;



- Stormwater and water quality effects;
- Wastewater effects;
- Stormwater and water quality effects;
- Groundwater effects;
- Ecological effects;
- Reverse sensitivity effects; and
- Subdivision effects.

These matters are set out and discussed below. Contaminated land, heritage, and archaeological effects are assessed in **Volume 2** of the AEE.

## 5.1 Positive Effects

The development accords with the purpose of the FTAA to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. The development will result in significant public benefit through the creation of a large retirement village and aged-care hospital, with the delivery of the project being accelerated through the FTAA process in comparison to a 'conventional' consenting process. Furthermore, the proposal is considered to result in the following positive effects:

- The proposed retirement village is an efficient use of land, where 218 retirement villas, facility building, and 70-bed aged-care hospital will be established. The retirement village responds to a need for aged care units in the region, with a projected shortfall in units of approximately 1,200 units over the long-term, as discussed in Section 9.4 of the Economic Impact Assessment (refer **Appendix 1K**). It is considered that the Ashbourne Retirement Village represents a meaningful and well-targeted contribution toward meeting the projected unmet needs, with a well-situated location being within proximity of the Matamata town;
- The proposal is considered to provide positive socioeconomic benefits, including provision of an aged-care hospital on-site provides continuity of care, with seamless movement from independent living to managed care avoiding disruption for residents. Retirement villages are considered to provide enhanced amenity for aging populations, and improve the delivery and cost-effectiveness of community health resources;
- The provision of housing for the target demographic frees up existing housing for more intensive uses, including for larger families or for higher-density development. This has a positive effect on the overall availability of housing within the region; and
- The site is proposed to be serviced by on-site, self-managed three waters infrastructure, resulting in a sustainable long-term servicing strategy that does not have effect on the surrounding public networks.

## 5.2 Economic Benefits

The economic benefits of the Retirement Village are addressed in the Overview Report (refer **Volume 1**) in the context of the full proposal. The Economic Impact Assessment (EIA) also outlines the positive social and economic effects of the Retirement Village specifically.

As detailed in the EIA, the retirement village will deliver a number of positive economic effects, as summarised below:

- In the initial construction phase, the Retirement Village site is anticipated to carry a total development cost of approximately \$121million. The employment benefits are quantified in the Overview Report;
- The Retirement Village in particular provides for a good level of ongoing employment within the local area, estimated at 68 permanent roles across a wide range of services commonly required in Retirement Villages, including carers and medical staff, village management, maintenance and repairs, cleaning, food services, laundry, administrative support, and recreational activities;
- The 68 permanent roles within the ongoing operation of the Retirement Village equates to 56.3FTE, contributing approximately \$5.8million to GDP annually (at full build out), and paying \$4.2million annually in wages to the local community; and
- The residents of the Retirement Village will additionally provide additional household spending within the Matamata town, supporting the commercial centre. Based on lower household sizes and typically lower consumption levels among older residents, the Retirement Village is anticipated to contribute nearly \$11million annually in expenditure to the local economy.

### 5.3 Landscape, Visual, and Amenity Effects

This assessment is supported by the Landscape Assessment prepared by Greenwoods Associates, included as **Appendix 4C**.

#### 5.3.1 Landscape Effects

As described in **Section 2.4**, the site is currently in use as a working farm, and is largely flat with some scattered large trees present. It is proposed to retain five of the large trees across the site, as illustrated by the Landscape Drawings (refer **Appendix 4B**). The site is considered to sit in a position within the landscape where it currently represents the transition between the rural-residential landscape to the east (Highgrove subdivision) and a traditional rural landscape (the site and beyond to the west).

It is generally considered that the density of the proposed retirement village represents a built form more akin to an urban environment, than the existing rural-residential environment evident in the surrounding environment. Notwithstanding, the Retirement Village is single-storey in nature and is considered comparable in terms of patterning to the recent Highgrove subdivision to the east.

As set out within the Landscape Assessment, an existing hedge adjoins the site boundary with Station Road. It is proposed to remove this hedge, noting that while it provides screening of the development and retention of the existing rural-residential landscape character, it results in poor outcomes for the future residents of the Retirement Village, blocking northern sun and views to the wider rural area. It is proposed to construct a new post and rail fence along Station Road, similar in character to that provided at the adjacent Highgrove subdivision, along with a combination of trees and small shrubs to provide buffer planting while retaining some views into and out of the site, noting that it is not considered inappropriate to view built form within a rural-residential environment.

Overall, the proposed development essentially shifts the transition to a rural landscape to the western edge of the Retirement Village, with this shift in the 'transition point' addressed by a post and rail fence along Station Road and the provision of buffer planting that provides visual screening of the proposed built form, while retaining a character akin to the existing hedge. Overall, the proposal is considered to have a less than minor effect on landscape character.

### 5.3.2 Visual Effects

Visual effects on the public and private realm are addressed in the Landscape Assessment (refer **Appendix 4C**) and summarised below. This assessment is based on viewpoints as set out in the Visual Simulations prepared by Greenwoods Associates, and appended to **Appendix 4B**.

The Retirement Village will have visual effects on viewpoints as one travels along Station Road, with the existing Highgrove Subdivision being considered to represent the transition point between rural-residential to rural character. Noting that the initial stage of the Retirement Village will include built form along the Station Road frontage, it is considered that the effects on visual amenity will initially be Low-Moderate. However, substantial planting is proposed along the boundary with Station Road, which, once mature, will provide visual screening of the built form, reducing the effects to Low or Very Low. It is considered that as the effects are temporary in nature, and will reduce year-on-year as planting grows in height and width, the overall visual effects on the public realm are less than minor.

With respect to viewpoints from the private realm, it is noted that the above assessment applies to any viewpoints from private properties to the north. Viewpoints to the west and south are contained within the wider subject site, and are therefore considered to be negligible. The Highgrove Subdivision sits to the east of the Retirement Village, and assessment of this viewpoint is provided within the Landscape Assessment.

Similarly to the above, buffer planting is proposed alongside the common boundary, and dwellings are setback to a compliant rural-zone setback of at least 10m, including all outdoor living courts and service yards. At time of planting, the landscaping will provide limited mitigation, however at maturity is considered to provide appropriate screening for a rural-residential environment. Further, and as set out in the proposed conditions of consent (**Appendix 4L**), it is proposed to plant this common boundary prior to later stages of development commencing, where feasible. This will ensure that planting has had one-two seasons of growth prior to the built form of the Retirement Village being completed along the boundary. Overall, it is considered that effects on visual amenity are sufficiently mitigated, and that effects are anticipated to be less than minor as a result.

Overall, while the proposal will result in a noticeable change in the appearance of the site that is, any adverse visual, landscape, and amenity effects are considered to be less than minor, taking into account the proposed mitigation measures addressed above and within the Landscape Assessment prepared by Greenwood Associates.

## 5.4 Retirement Village Design and Layout

The overall design rationale for Ashbourne is to create an inclusive, mixed-use community with a clear identity that respects Matamata's rural context through thoughtful urban-rural transitions and landscape treatments. The design is underpinned by principles of connectivity and legibility, urban form, and integration of landscape and ecology. The design vision and principles are discussed further in the Urban Design Assessment included as **Appendix 1Q**.

The subdivision of the wider site to deliver the Retirement Village Lot has been assessed within **Volume 2** of this application, as required under Section 8(1) of Schedule 5 of the FTAA. The further subdivision of the Retirement Village is assessed in Section 5.14 below pursuant to Schedule 8(1) of Schedule 5 of the FTAA.

The Retirement Village has been strategically located within the wider Ashbourne development to provide a transition between the more intensive residential areas and the open rural land to the west. The Retirement Village is considered to establish a softer urban edge, maintaining the transitional nature that currently exists along Station Road. The built form is single-storey in nature and generous landscaping is proposed around and in the Retirement Village to provide a good level of amenity on-site. Each villa is provided with a private outdoor living space, in addition to the generous communal landscaping areas and central multi-function facilities building.

Overall, it is considered that the architectural design and layout of the Retirement Village provides a high-level of amenity for future residents, while maintaining a coherent transition between urban and rural areas.

## 5.5 Construction Effects

The proposal will result in temporary construction effects for the duration of the proposed earthworks, including construction traffic, noise, sediment and dust effects. Each of these effects are addressed below. The proposed construction works are an unavoidable precursor to the provision of the development.

Measures will be put in place to mitigate and reduce the potential for any adverse traffic, dust, or sediment laden stormwater discharge effects during the construction phase. A draft high-level Construction Management Plan has been provided within **Appendix 4E**, demonstrating that effects can be adequately managed.

Overall, potential adverse construction related effects will be less than minor and temporary, considering practicable measures consistent with the scale of works will be implemented to minimise effects, as outlined below.

### 5.5.1 Construction Traffic Effects

In terms of heavy vehicle movement, it is noted that earthworks will be contained within the applicant's landholding and, therefore, will largely be internal to the site. Vehicle movements will be limited to the transportation of machinery and equipment to and from the site, the importation of construction materials, and vehicles associated with site staff, inspectors, and consultants. A draft high-level Construction Management Plan has been provided within **Appendix 4E**, demonstrating that effects can be adequately managed.

### 5.5.2 Noise and Vibration Effects

The Acoustic Assessment undertaken by Styles Group (refer **Appendix 4H**) confirms that the construction activities for the retirement village will comply with all permitted noise standards under the MPODP.

All practicable measures will be put into place to reduce the potential sources of noise and vibration through construction. The applicant proposed to adopt all recommended mitigation measures and associated conditions of consent. A draft Construction Noise and Vibration Management Plan has been prepared (refer **Appendix 4I**) which sets out mitigation measures and



controls to adequately manage effects of construction noise. Taking the above into account, it is considered that any adverse effects in terms of construction noise and vibration will be less than minor.

### 5.5.3 Erosion and Sediment Effects

The proposed area and volume of earthworks will increase the potential for the generation and discharge of elevated levels of sediment. If not managed, sediments may discharge into adjacent properties and waterbodies, which can ultimately adversely affect local water quality.

To avoid and mitigate these potential adverse effects, a number of erosion and sediment control measures will be implemented prior to earthworks commencing and will be in place for the duration of the earthworks until the site is stabilised. The proposed measures are detailed in the Earthworks Management Plan as **Appendix 4F**. These measures will ensure that sediment is contained within the site works area, without discharging into the adjoining waterbodies.

Overall, subject to ensuring that the proposed erosion and sediment control measures are implemented and in place for the duration of the earthworks period, potential discharges of sediments on the immediately surrounding area, and associated effects to water quality, will be less than minor.

## 5.6 Contaminated Land Effects

The PSI/DSI prepared by SLR Consulting, included as **Appendix 1R**, identifies that it is likely HAIL activities have been undertaken on the site, including pesticide use and storage. While it was identified that buildings on the site had potential to contain asbestos materials, no asbestos was noted during soil sampling.

To mitigate any potential effects on human health and environmental discharge associated with any future disturbance of contaminated soils, SLR recommend works across the site be undertaken in accordance with the CSMP included as **Appendix 4BS**. This document details the remediation goals and methodology, environmental management procedures, unexpected contamination discovery protocol, health and safety measures, testing requirements and validation reporting. The adherence to the CSMP has been adopted as proposed conditions of consent.

SLR Consulting have additionally prepared an ASSMP provided as **Appendix 1T**, to outline how potential or actual acid sulphate soils will be identified, managed, and mitigated during earthworks and construction activities enabled by **Volumes 3-5** of this application. Mapping provided by Waikato Regional Council identifies isolated pockets of high risk soils within the Site, with the majority of the Site mapped as low-risk. SLR recommends that works across the site be undertaken in accordance with the ASSMP, and adherence to the ASSMP has been adopted as proposed conditions of consent.

By undertaking the works in accordance with the CSMP and ASSMP, SLR conclude that potential adverse effects on human health and the environment from contaminated land and acid sulphate soils will be acceptable.

Based on the findings of the PSI/DSI and proposed CSMP and ASSMP, it is considered that the proposed earthworks can be appropriately managed to avoid adverse effects on human health and the receiving environment.

## 5.7 Traffic Effects

The proposed Retirement Village has the potential to result in adverse road safety and efficiency effects as a result of the increase in traffic generation and flow through the new roading network. The roading network within the Retirement Village will be privately owned, and be a low-speed environment with a posted speed limit of 20km/hr.

The proposed roading layout and increase in traffic flow has been assessed in the Integrated Transport Assessment (refer **Appendix 1P**) for the wider development, as well as specifically to the Retirement Village. The report confirms that the proposed roading within the Retirement Village provides for safe access and movement of traffic.

Traffic modelling undertaken by Commute has confirmed that the roading network around the site will continue to operate well during both morning and evening peak hours. The additional vehicle trips as a result of the Retirement Village are relatively low, given the demographic residing within the Village. Peak hour trips are estimated to be 110 in total, with 55 in the morning peak and 55 in the evening peak. The traffic modelling has assumed a worst-case scenario of all vehicle entering and exiting via the vehicle crossing to Station Road, and that no turn right-bay would be provided. Despite the adoption of worst-case scenarios, the intersection at Station Road is anticipated to operate well within the industry desired performance standards, with an overall average delay less than 2 seconds.

It is anticipated that roading upgrades will be progressed to provide a turn-right bay on Station Road into the Retirement Village to further minimise any adverse effects associated with traffic.

Commute's assessment also finds that the proposed access to the Retirement Village have been appropriately designed and will facilitate safe and efficient movements between the site, Station Road, and the Ashbourne Residential Development to the east once this connection is made.

Overall, the proposal is considered to provide a high level of safety, access, permeability and efficiency for all traffic generated, and will result in less than minor adverse effects.

## 5.8 Infrastructure Servicing Effects

The Retirement Village will be adequately serviced by on-site, self-managed wastewater, stormwater, and water supply. Stormwater effects are assessed in detail in Section 5.9 below. Water supply will be provided for irrigation and potable water supply from a bore, with water treatment and storage proposed on the site as set out within the Infrastructure Report (refer **Appendix 4D**), with groundwater effects further addressed in Section 5.10 below. Utilities will also be provided.

Wastewater is proposed to be managed through an on-site gravity reticulation network, with a wastewater pump station pumping sewage to the proposed wastewater treatment plant. Treated sewage will be discharged to the wastewater disposal field to the west of the Retirement Village, which is retained as vacant land through the development.

As set out within the Hydrological Effects Assessment prepared by WGA (refer **Appendix 1N**), two existing bores are located approximately 60m and 160m respectively from the discharge area. Both bores are to be removed during construction of Stage 2 of the Retirement Village. The production bore that will be utilised for water supply for the Retirement Village is located approximately 50m from the disposal field, and screen within deep aquifer strata from about 108 to 120m below ground level. As a result of the lateral movement and ground conditions, the Hydrological Effects

Assessment concludes that effects on these bores and other groundwater or surface water receiving systems will be less than minor.

Overall, it is considered the Retirement Village can be adequately serviced without resulting in adverse effects on the capacity of the existing infrastructure, noting that no connections to public reticulated networks is proposed.

## 5.9 Stormwater and Water Quality Effects

The stormwater management approach and design for the site is detailed in the Draft Stormwater Management Plan (refer **Appendix 4G**) and the Infrastructure Report. The Draft SMP provides a detailed assessment of the anticipated effects on the environment from the proposed stormwater discharge at a site-wide level.

With respect to the Retirement Village, individual soakage devices are provided to each of the buildings on-site, with at source raingardens, and soakage trenches provided for runoff from private roads. Two stormwater basins are provided to provide temporary detention of secondary flows for events greater than the 10-year event.

The proposed hydrological mitigation seeks to mitigate the effects of the development through the use of detention and retention devices, with all stormwater ultimately discharged to the ground via soakage. Raingardens will provide filtration of runoff from roads prior to being directed to the under road soakage trench. There is no risk of flooding noted for the site.

Overall, it is considered that the proposed stormwater management approach adequately protects and enhances the receiving environment, and provides for a stormwater system that will adequately service the site. Therefore, it is considered that the overall effects of stormwater servicing for the site are less than minor.

## 5.10 Groundwater Effects

Groundwater investigations have been undertaken by WGA to consider the potential effects on groundwater as detailed in the assessment in **Appendix 1N**. The proposal involves excavations below the water table to install wet wells associated with wastewater pump stations.

Groundwater drawdowns have the potential to affect the immediate and wider groundwater conditions, and for this reason a Hydrogeology Assessment has been undertaken. This assessment identifies that the drawdowns associated with the construction of the retirement village wet well (delivered in Stage 1) will have no effects on surrounding structures, with a drawdown of 3.3m, with the nearest structure approximately 155m away. The report concludes that there is unlikely to be any effect on nearby structures from groundwater drawdown.

Overall, the assessment concludes that the proposed scale of effects is of limited magnitude and localised, such that the proposed activity will avoid any adverse effects. Hence, no mitigation or monitoring is required, and any groundwater effects are considered less than minor.

## 5.11 Ecological Effects

Terrestrial ecology within the site is identified in the EcIA and EMP referred to above. The EcIA identifies that potential terrestrial ecological effects within the Retirement Village site are associated with the removal of existing vegetation, which is dominated by exotic species.

The EclA finds that potential effects of the proposal on botanical value, birds, lizards, and their respective habitats will range from very low to positive as a result of existing low ecological values and the implementation of new landscaping planting, including indigenous species. Potential effects have been identified in relation to lizards, bats and bat habitat, and any indigenous fish in the existing farm drains. The proposal seeks to mitigate these potential effects through the adoption of management plans (EMP), including a Lizard Management Plan, Bat Management Plan, and a Fish Relocation Plan. The EclA finds that the level of effect on these potential values can be mitigated to very low to low.

The proposed retirement village will not create effects on freshwater ecology values as there are no waterbodies present within the site.

Overall, and based on the above, it is considered that ecological effects can be appropriately mitigated to be less than minor.

## 5.12 Reverse Sensitivity Effects

While the proposal includes residential retirement village villas and accessory activities located on land within the Rural Zone, it is considered that the Ashbourne Retirement Village and wider Ashbourne Development incorporates a number of measures to avoid and mitigate potential reverse sensitivity effects, including:

- At the northern boundary, the site is separated from adjacent rural land and activities by Station Road, which has a legal width of approximately 20m. In addition, the proposed retirement villas will also be screened from Station Road by proposed buffer planting;
- The eastern boundary of the site adjoins the ESSP and the existing rural-residential sites within the Highgrove Subdivision with established areas of planting, roading and fencing, which is considered to be a compatible residential activity;
- The southern boundary of the site will adjoin the Greenway proposed as part of the Ashbourne residential development (refer **Volume 5**). The Greenway will contribute to amenity values as perceived at this boundary and will also provide visual and physical separation between the proposed retirement village and Southern Solar Farm, which is located adjacent to the south;
- Retirement villas located at the western side of the site will be separate from any future rural activities within the adjacent lot (proposed lot 2 under **Volume 2**) by land required for on-site wastewater disposal within proposed lot 2 and the proposed stormwater pond within the site. It is noted that an easement is proposed to apply over the land required for wastewater management within lot 2 (area E), which will provide certainty on the use of this area; and
- The site is located centrally within the Ashbourne development area, which contributes to reducing the extent of direction interfaces with surrounding land within the Rural Zone and associated rural production activities.

Overall, and for the reasons outlined above, it is considered that the proposed subdivision will create less than minor adverse reverse sensitivity effects.



### 5.13 Productive Capacity Effects

A Land Use Capability Classification Assessment of the wider Ashbourne site has been prepared by Landsystems and is included as **Appendix 1L**. The findings of their assessment is summarised as follows:

- The site (included as part of the assessment of 'Area 2') is primarily underlain by LUC2 soils and the Land Use Capability Classification Assessment confirms that the land use capacity is overstated at a regional scale;
- The LUC2 soil within the site makes up 79% of the area of Area 2, the land is subject to limitations due to erosion and soil wetness; and
- With reference to the distribution of the dominant soils for Area 2 (Figure 12 of the Land Use Capability Classification Assessment), it is noted that the Ashbourne Retirement Village site contains areas of poorly to imperfectly drained soils which limit long-term viability for large-scale primary production.

Overall, and having particular regard to the site's proximity to the urban area, the capacity constraints identified by Landsystems, and the design and location of the wider Ashbourne Development, it is considered that the effects of the Retirement Village on productive capacity values will be acceptable.

### 5.14 Subdivision Effects

The proposed subdivision (lots 2 and 3) creates new lots around the aged care hospital and the units for nurses' accommodation buildings. As the subdivision is proposed around, and has taken account of buildings proposed as part of the Ashbourne development, it is considered that this aspect of the proposal will not create adverse effects in relation to design and layout and will not adversely affect the wider surrounding environment. Easement E for WW discharge is also proposed as a part of the Retirement SUB.

### 5.15 Mitigation and Monitoring

Clause 6(1)(d) of Schedule 5 of the FTAA requires that an AEE include a "description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity".

A description of the mitigation measures proposed is provided in the technical assessments appending to this AEE, summarised in the preceding sections, and detailed within the Overview Report in **Volume 1** of this application. They are further documented in the proposed consent conditions within **Appendix 4L**.

Clause 6(1)(g) of Schedule 5 of the FTAA also requires that an AEE include *"if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved"*.

The monitoring that is proposed as part of the construction of the development is also documents in the proposed consent conditions, as applicable.

## 5.16 Summary of Effects

The proposed Retirement Village represent a suitable use of the subject site and will result in environmental outcomes that can reasonably be anticipated and accommodated on the site. The proposal will result in effects on the environment that are less than minor, subject to the recommendations stated in the various specialist reports. Appropriate mitigation measures have been identified and noted through this report.

As described above, there are significant positive effects from the development of the site. The retirement village will provide for an efficient use of the site, and directly contribute toward meeting the projected unmet needs for retirement living within the region. The site is considered to be thoughtfully designed, and promote a high-quality of living for future residents, while also improving the delivery and cost-effectiveness of community health resources.

Overall, the proposal is considered appropriate, and any actual and potential adverse effects on the environment of allowing the activity are considered to be less than minor.

## 6.0 Assessment of Relevant Statutory Considerations

This section of the application is provided in accordance with Clauses 5(1)(h), 5(2), and 5(3) of Schedule 5 of the FTAA. The FTAA requires that applications must include an assessment of the activity against the relevant provisions and requirements of those documents listed in Clause 5(2) being:

- (a) *a national environmental standard;*
- (b) *other regulations made under the Resource Management Act 1991;*
- (c) *a national policy statement;*
- (d) *a New Zealand coastal policy statement;*
- (e) *a regional policy statement or proposed regional policy statement;*
- (f) *a plan or proposed plan; and*
- (g) *a planning document recognised by a relevant iwi authority and lodged with a local authority*

The relevant statutory documents as identified in **Table 4** below. The relevant documents have been assessed in detail at **Appendix 4K** and are summarised in the sections below.

**Table 4: Summary of Relevant Statutory Documents**

Document	Relevance to Project
<b>National Environmental Standards</b>	
National Environmental Standards for Air Quality 2004	This is <b>not applicable</b> as the proposal does not affect air quality.
National Environmental Standards for Sources of Drinking Water 2007	This is <b>applicable</b> – refer section 6.1.2.
National Environmental Standards for Electricity Transmission Activities 2009	This is <b>not applicable</b> as the proposal does not include any relevant activities.

Document	Relevance to Project
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is <b>applicable</b> – refer to section 6.1.1.
National Environmental Standards for Telecommunications Facilities 2016	This is <b>not applicable</b> as the proposal does not seek consent for telecommunications facilities.
National Environmental Standards for Plantation Forestry 2017	This is <b>not applicable</b> as the proposal does not relate to plantation forestry.
National Environmental Standards for Freshwater 2020	This is <b>not applicable</b> as no freshwater bodies are located in the site.
National Environmental Standard for Marine Aquaculture 2020	This is <b>not applicable</b> as the proposal does not relate to marine aquaculture.
National Environmental Standard for Storing Tyres Outdoors 2001	This is <b>not applicable</b> as the proposal does not provide for the storage of tyres.
<b>National Policy Statements</b>	
National Policy Statement on Electricity Transmission 2008	This is <b>not applicable</b> as no specific electricity transmission activities are proposed as part of this consent.
New Zealand Coastal Policy Statement	This is <b>not applicable</b> as the site is not located within the coastal environment.
National Policy Statement for Renewable Electricity Generation 2011	This is <b>not applicable</b> as no renewable energy generation activities are proposed.
National Policy Statement for Freshwater Management 2020	This is <b>applicable</b> – refer to section 6.2.1.
National Policy Statement on Urban Development 2020	This is <b>applicable</b> – refer to section 6.2.2.
National Policy Statement for Highly Productive Land 2022	This is <b>applicable</b> – refer to section 6.2.3.
National Policy Statement for Indigenous Biodiversity 2023	This is <b>applicable</b> – refer to section 6.2.4.
National Policy Statement for Greenhouse Gases from Industrial Process Heat 2023	This is <b>not applicable</b> as the proposal does not result in greenhouse gases from industrial heat processes.
<b>Regional Policy Statement</b>	
Waikato Regional Policy Statement	This is <b>applicable</b> – refer to section 0.
<b>Plans</b>	
Waikato Regional Plan	This is <b>applicable</b> – refer to section 6.4.
Matamata Piako District Plan	This is <b>applicable</b> – refer to section 7.
<b>Planning document recognised by a relevant iwi authority and lodged with a local authority</b>	
Te Ture Whaimana o Te Awa o Waikato (Waikato River Vision and Strategy)	This is <b>applicable</b> – refer to section 6.4.

## 6.1 National Environmental Standards

### 6.1.1 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The NESCS came into effect on 1 January 2012. All territorial authorities are required to give effect to and enforce the requirements of the NES in accordance with their functions under the RMA relating to contaminated land.

The purpose of the NESCS is to provide a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or contaminants contained to ensure the land is safe for human use.

The relevant consent matters identified for the proposal under NESCS regulations have been identified in section 4.1 of this report and the potential effects on human health are assessed in section 5.6 of this report. In summary, the subdivision and proposed change of use within the site can be appropriately managed to avoid adverse effects on human health and the environment.

The PSI/DSI included as **Appendix 1R** also confirm that contaminant concentrations are the respective NESCS soil contamination standards. On this basis, it is considered that the overarching purpose and objective of the NES to protect human health is achieved by this application.

### 6.1.2 National Environmental Standards for Sources of Human Drinking Water) Regulations 2007

The Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007 ('NES-DW') aim to protect the quality of water used for human drinking water supply by setting mandatory requirements for regional councils and consent authorities.

As identified above, water supply will be provided for irrigation and potable supply from a bore, with water storage and treatment proposed on the site as set out within the Infrastructure Report (**Appendix 4D**). This will ensure a safe standard of water supply to service the Retirement Village. In addition, the proposal, including the proposed discharges of sediment-laden water during construction and wastewater, will not compromise the safety of other existing water supplies.

Overall, it is considered that the proposal is consistent with the intent of the NES-DW.

### 6.1.3 Other National Environmental Standards

No other NES are considered to be relevant to the proposal.

## 6.2 National Policy Statements

### 6.2.1 National Policy Statement on Freshwater Management 2020

The National Policy Statement on Freshwater Management ('NPS-FM') provides local authorities with updated direction on how they should manage freshwater under the RMA.

The NPS-FM seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities.



The NPS-FM is based around the concept of ‘Te Mana o te Wai’, which refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment.

Overall, the proposal is considered to be consistent with the following NPS-FM objectives and policies for the following reasons:

- The Retirement Village includes a comprehensive stormwater management strategy which will achieve stormwater attenuation and treatment, which is considered to prioritise the health and well-being of waterbodies which will be the ultimate receiving environment;
- The project has incorporated the principles of Te Mana o te Wai. Tangata whenua have been involved and consulted to this point in the project, with ongoing engagement to occur. A Cultural Impact Assessment has been prepared in relation to the Ashbourne development proposal, and is included as **Appendix 1H**;
- The project ensures that the effects of the development on the whole-of-catchment basis are responded to, and freshwater management is incorporated into a broader climate-resilient and low-emissions development strategy; and
- There are no natural waterbodies located within the Ashbourne Retirement Village site, and that the stormwater management strategy has been appropriately designed to protect the ecological values of adjacent waterbodies, including wetlands adjacent to the Waitoa River.

### 6.2.2 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (‘NPS-UD’) ensures New Zealand’s towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities.

Overall, the proposal is considered to be consistent with the NPS-UD for the following reasons:

- The Ashbourne Development will support the delivery of a well-functioning, master planned urban environment that supports the social, economic, cultural, and environmental well-being of the Matamata community. Overall, the proposal includes a diverse mix of housing, a retirement precinct, a neighbourhood commercial centre, and an integrated open space network, providing for a range of community needs, lifestyles, and ages;
- Specific to the retirement village, the delivery of 218 retirement units will contribute to meeting housing needs and increasing housing supply and choice for the community. By providing opportunities for retirement living, the proposal provides a broad variety of housing types, and is likely to have a positive effect on facilitating housing supply within the wider area as a result of households relocating to the Retirement Village;
- The proposal has been developed in partnership with Tangata Whenua, and is considered to align with mana whenua aspirations around environmental sustainability and intergenerational wellbeing, in a way that is consistent with iwi values and long-term planning goals; and
- The proposal takes into consideration climate change and urban resilience, particularly through the management of flood hazards via the stormwater management strategy. The wider Ashbourne development incorporates measures to support the reduction of greenhouse gas emissions through low-carbon transport options, and two solar farms to further support national decarbonisation objectives.

### 6.2.3 National Policy Statement on Highly Productive Land 2022

The National Policy Statement on Highly Productive Land 2022 ('NPS-HPL') seeks to protect New Zealand's most productive land, recognising it as a finite and nationally significant resource. The overarching objective seeks to ensure that highly productive land is protected for use in land-based primary production, both now and for future generations. The NPS-HPL includes specific policy direction on development and subdivision of highly productive land under Policies 7, 8, and 9 which seek to avoid non land-based primary production activities and subdivision, except where this is provided for under clauses 3.8 and 3.10. The provisions also seek to manage reverse sensitivity effects with respect to other land-based primary production activities on highly productive land.

The site falls within the definition of highly productive land under the NPS-HPL and the following comments are made with regard to the subdivision activity that is proposed under this application:

- A detailed Land Use Capability Classification Assessment has been completed for the site (refer **Appendix 1L**), which demonstrates that the productive capacity of the land is overstated in regional maps. In particular, the site includes lower productivity areas and some non-productive land. The overall productivity is additionally constrained by parcel configuration, existing rural-lifestyle fragmentation, and urban proximity – all limiting the long-term viability for large-scale primary production;
- The overall project provides a comprehensive, masterplanned urban form that avoids ad hoc subdivision, minimises reverse sensitivity issues, and consolidates growth in a strategic location.
- With respect to clause 3.10 and land that is subject to the NPS-HPL, the Land Use Capability Classification Assessment identifies that finds that while the Ashbourne site is predominantly underlain by LUC2 soils, detailed mapping confirms that significant areas of the overall site are subject to drainage and topography limitations which restrict productive potential. These limitations affect the viability of the land for intensive land-based primary production activities and limit the extent to which this land would meet the mapping criteria for an area of highly productive land that is within a large and geographically cohesive area as required under clause 3.4;
- While the site is zoned Rural under the Matamata Piako District Plan, it is located adjacent to existing urban area and ESSP area which has been identified for urban development. The inclusion of the ESSP area in strategic growth planning (Future Proof Strategy, Waikato HBA) reflects the deliberate integration of urban expansion with productive land considerations. It is considered that the site is appropriately located to facilitate development that is both a logical extension of the ESSP area and necessary to meet projected housing needs of an ageing population. Alternative land of lesser productive value would not facilitate the same locational benefits, in particular the extent to which it can integrate with the ESSP area; and
- Although the proposal results in the loss of some rural land, it reflects a considered trade-off where primary production is no longer the most appropriate or sustainable use due to urban pressures and the current zoning. The proposal responds to the intent of Policy 4 by focusing development in a constrained area, thereby reducing pressure on more viable, contiguous productive land elsewhere in the district.

For the reasons outlined above, and with particular regard to the detailed Land Use Capability Classification Assessment that has been undertaken, which identifies constraints to the viable

productive capacity of the site, it is considered that the proposal is not inappropriate in the context of the NPS-HPL and its overall intent to protect productive land.

#### 6.2.4 National Policy Statement on Indigenous Biodiversity 2023

The National Policy Statement on Indigenous Biodiversity 2023 ('NPS-IB') provides direction to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally.

Overall, the proposal is considered to be consistent with the NPS-IB for the following reasons:

- The EcIA has identified all vegetation and ecological values within the site and concludes that the retirement village development will have low to positive effects on ecological value in terms of vegetation, habitat, and freshwater features. The effects of the proposal on ecological values have been assessed in detail at section 5.11 above;
- No Significant Natural Areas (SNAs) were identified on-site;
- The proposed landscaping strategy for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity; and
- A proactive and precautionary approach has been taken to identify and support areas that may provide habitat or movement corridors for highly mobile indigenous fauna outside of SNAs. The proposed conditions include a suite of management plans to ensure that potential effects on lizards, bats, and fish can be avoided or appropriately mitigated during the construction phase.

#### 6.3 Waikato Regional Policy Statement

The Waikato Regional Policy Statement ('RPS') sets out the overarching framework for sustainably managing the region's natural and physical resources, guiding regional and district plans under the Resource Management Act. The RPS seeks to protect and enhance the Waikato region's environmental, social, cultural, and economic wellbeing by addressing key issues such as water quality, land use, natural hazards, biodiversity, and the relationship of iwi with natural resources.

The assessment and comments with respect to key topics and domains under the Waikato RPS that are of relevance to the Ashbourne Retirement Village proposal are set out below.

##### Integrated Management

- The proposal achieves integrated management by providing housing diversity and choice, and specifically retirement units, to provide for the needs of current and future generations. The proposal is located on 20 hectares of land and has been designed in a manner that recognises the relationships between the land resource and natural systems and ecological outcomes;
- The proposal can be efficiently serviced by infrastructure, includes a stormwater management strategy that has been informed by allowance for climate change, and will contribute to increasing housing supply and choice for the community; and
- The retirement village incorporates a well-considered landscaping strategy that includes retaining five existing trees and the establishment of tree, shrub, and denser buffer planting at the site interfaces.

### Land and Freshwater

- The development adopts a catchment-based approach to water management, recognising the interrelationship between urban development, water quality, and hydrological function, while the project overall has considered and embeds freshwater protection, enhancement, and integrated catchment management into the design;
- While no wetlands or outstanding freshwater bodies are located directly within the site, protective and enhancement measures reduce downstream impacts and support broader regional outcomes;
- The source aquifer of the proposed groundwater take has sufficient water available for allocation to the proposed retirement village. In addition, adverse effects on surrounding fresh water bodies are not anticipated;
- The Water Management Plan included as **Appendix 4M**, the proposed abstraction rates are based on an efficient and reasonable water use for the retirement village. Water use will also be monitored to help ensure ongoing efficient use can be maintained and that any consented volumes are not exceeded;
- The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed work; and
- As discussed above, while the site contains high quality soils, the LUC assessment confirms the site is of limited productive capacity and not viable to support long term intensive primary production due to existing fragmentation and rural residential activity, along with the close proximity to the urban area of Matamata. The site for the retirement village development is located adjacent to the existing urban area, meaning the proposed development supports efficient land use and reduces pressure to convert more viable rural land elsewhere. The loss of a limited area of constrained high-class soil is considered outweighed by the strategic benefit of delivering well-integrated and serviced growth in an area with projected demand for housing and a current shortfall.

### Ecosystems and Indigenous Biodiversity

- The project is considered to support restoring and enhancing the ecological integrity of a historically degraded, intensively farmed landscape. The site currently exhibits low ecological value due to extensive past modification, but the wider development actively reverses this through a comprehensive ecological strategy, as further detailed at **Appendix 1I** for the Ashbourne Development;
- The development takes a precautionary approach, protecting and enhancing these features through native planting and the implementation of management plans;
- It is considered that the development does not reduce the significance of any vegetation or habitat and contributes positively to site-wide ecological outcomes.

### Hazards & Risks

- The Retirement Village site is not subject to flood hazards. Notwithstanding, the proposed stormwater management strategy includes two dry detention ponds which have been sized to accommodate the 100-year storm event to manage potential flooding effects. The stormwater

modelling has taken into account climate change scenarios and future rainfall, and it is considered that flood hazards have been appropriately managed on the site. The site is not subject to any other natural hazards; and

- As discussed above, contaminated land will be appropriately managed to avoid the potential effects of the contamination during the proposed earthworks.

### Urban Form & Development

- The Retirement Village can be effectively and efficiently serviced by the proposed on-site, self-managed servicing proposed, ensuring that the proposal does not compromise the operation of other infrastructure within the area;
- The proposal will contribute to housing variety and choice in the District by providing specialist housing for the aging population in line with anticipated unmet demand identified housing shortfall in the Waikato Housing and Business Capacity Assessment (2021);
- The Ashbourne Retirement Village is located adjacent to the existing urban boundary, an identified location for urban growth that is planned for within the Eldonwood South Structure Plan. By locating the retirement village immediately adjoining this land, the proposal avoids dispersed or fragmented residential growth in the wider Rural Zone. As previously identified, the Ashbourne retirement village can be efficiently serviced for transport and three waters infrastructure with less than minor adverse effects on the surrounding environment, and is consistent with the principles in APP11. Overall, Ashbourne avoids inefficient, ad hoc expansion into the rural environment and instead contributes to a compact, sustainable settlement pattern, reinforcing the urban form and infrastructure investment of Matamata;
- The proposal is supported by a suite of technical assessments providing a robust understanding of long-term effects and cumulative impacts of the development. Overall, it is considered that the proposal supports compact growth and avoids ad hoc expansion by integrating with existing zoning and infrastructure.

## 6.4 Te Ture Whaimana o Te Awa o Waikato

Te Ture Whaimana – the Vision and Strategy for the Waikato River sets the primary direction for the protection, restoration, and sustainable management of the Waikato and Waipā rivers and their catchments. It seeks to restore and protect the health and wellbeing of the rivers for present and future generations, recognising the mana and relationship of Waikato-Tainui and other iwi with these waterways.

As identified in the Overview Report at **Volume 1**, the Ashbourne development has been designed with clear alignment to the Te Ture Whaimana o Te Awa o Waikato), particularly in relation to enhancing water quality, recognising mana whenua relationships, restoring ecological health, and supporting integrated catchment management.

The Ashbourne Retirement Village site is not located adjacent to the Waikato River or the Waitoa River, which is located at the western boundary of the wider Ashbourne site. Notwithstanding, the following comments are made with respect to the Ashbourne Retirement Village and the objectives and principles of Te Ture Whaimana o Te Awa o Waikato as the wider site is located within the Waikato River Catchment:



- Early engagement has occurred with iwi to ensure a holistic and integrated approach which allowed for iwi input into the design of the project;
- It provides necessary housing and related infrastructure to enable development that will improve economic, employment, and in particular environmental outcomes – specifically freshwater quality;
- The project has the potential to strengthen environmental resilience and risk management from natural hazards, including flooding;
- Appropriate management of risks and adverse effects through a series of Management Plans through the project construction phase;
- The project avoids any direct discharge into sensitive freshwater environments and is designed to mitigate indirect cumulative impacts through staged development and infrastructure that aligns with river protection goals; and
- Extensive landscape planting and ecological restoration is proposed along the Waitoa River, a tributary of the Waikato River. The planting will improve the ecological integrity of the water body and reconnect people with the awa.

Overall, it is considered the proposal, and in particular the stormwater management strategy, is considered consistent with and supports the objectives and principles of Te Ture Whaimana o Te Awa o Waikato.

## 6.5 Waikato Regional Plan

The Waikato Regional Plan (WRP) implements the objectives and policies of the Waikato Regional Policy Statement by setting out detailed rules, methods, and standards for managing the region's land, water, air, and coastal resources. The WRP seeks to sustainably manage the use, development, and protection of natural and physical resources, with a focus on maintaining and enhancing water quality, managing discharges, protecting biodiversity, controlling soil erosion, and ensuring the sustainable allocation of water.

The assessment and comments with respect to key modules under the Waikato RPS that are of relevance to the Ashbourne Retirement Village proposal are set out below.

### Water

- As discussed above, the proposal includes the discharge of stormwater and wastewater along with a groundwater take for irrigation and domestic water supply. Water quality will be maintained through treatment of stormwater runoff in accordance with the Stormwater Maintenance and Management Plan included as **Appendix 4G**;
- The Hydrogeology Assessment confirms that the proposed discharge of wastewater will be sufficiently treated and filtered to avoid adverse effects on surface water and aquifers;
- The proposed groundwater take for the retirement village is to meet domestic supply requirements of future residents and the Ashbourne retirement village community, providing for their social wellbeing;
- There is sufficient water available for allocation in the source aquifer for the proposed groundwater take allocation and the proposal will not adversely affect surface water, the long

term sustainability of the aquifer, the flow of surrounding streams, or any surrounding wetlands;

#### Land and Soil

- The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed works; and
- As discussed above, contaminated land will be appropriately managed to avoid the potential effects of the contamination during the proposed earthworks.

### 6.6 Matamata-Piako Operative District Plan

The MPODP provides the statutory framework for managing land use and development within the Matamata-Piako District. The District Plan seeks to promote the sustainable management of the district's natural and physical resources by setting objectives, policies, and rules for activities such as subdivision, land use, natural hazards, and rural and urban growth. Its provisions aim to ensure that development occurs in a way that maintains and enhances the district's environmental quality, character, and amenity values, while enabling the social, economic, and cultural wellbeing of its communities.

The objectives and policies of the MPODP are contained in Part A. Assessment and comments with respect to key objectives and policies under the MPODP that are of relevance to the Ashbourne Retirement Village proposal are set out below.

#### Sustainable Management Strategy

- The Ashbourne Retirement Living proposal is located in the Rural Zone, however immediately adjoins the western boundary of the Eldonwood South Structure Plan area and is considered to be a logical extension to the development of that land for residential development. The proposal avoids fragmenting productive rural land by concentrating growth in a location that adjoins the Eldonwood South Structure Plan area, where infrastructure and strategic planning support its suitability for urban development;
- The proposal is located on land which adjoins the Eldonwood South Structure Plan area and does not include activities which could compromise areas that have been identified for future residential development; and
- The proposed retirement village will be separated from surrounding Rural zoned land by Station Road and planting within the proposed greenspace adjacent to the south. The eastern boundary of the Retirement Living area will adjoin residential uses which are proposed within the wider Ashbourne development site.

#### Environment – Land and Development and Environment – Amenity

- It is considered that the proposal will achieve a high standard of amenity in the built environment for the following reasons:
  - The retirement village is located at the interface between denser residential areas and rural zoned land, and will provide for a transition between these zones, which will

maintain amenity by reducing visual bulk when the development is viewed outside of the site;

- The proposal includes a carefully considered design response, particularly with respect to material palettes, roof forms, and façade articulation to create a high level of visual amenity;
  - The proposed communal and private green spaces will maintain a sense of openness and contribute to visual amenity;
  - The internal layout provides a walkable and connected environment, centred around a clear circulation spine and community amenities, which will provide for a high quality of on-site amenity for future residents. Provision for connection is also made to the adjacent greenway, which will contribute to recreational values; and
  - The precinct edges are treated with setbacks, low-rise built form, and landscape buffers that manage effects on neighbours and the wider setting. These treatments maintain visual amenity for adjacent properties and the public realm, while preserving the village's operational functionality and long-term adaptability;
- The proposal promotes a high standard of on-site amenity by providing a well-integrated network of communal and private open spaces and amenities such as a pool and café within walking distance. Each villa is designed with direct access to a private, usable outdoor space, while the central facilities building offers a range of recreational and social opportunities that enhance daily living. The overall layout prioritises accessibility, and natural light to achieve a high standard of on-site amenity;
  - The proposal ensures the rural landscape, character, and amenity values are maintained by incorporating low-scale buildings, setbacks, and landscaped buffer zones along the rural interface. It is considered that these aspects will mitigate the potential adverse visual effects on rural character and amenity values. As identified in the Landscape and Visual Effects assessment included as **Appendix 4C**, the proposal will have a 'low' level of visual effects when considered in the context of the wider landscape;
  - While it is acknowledged that the proposal includes residential retirement village activities within the Rural Zone, as previously identified, the site is located immediately adjacent to the Eldonwood Structure Plan area where urban residential development is anticipated under the Matamata-Piako District Plan. Due to the locational context of the site, it is considered that the proposal enables a logical extension of the existing and planned urban area, which will minimise potential adverse effects, including cumulative effects, on rural productivity land and values. It is considered that the proposal achieves an acceptable outcome in terms avoiding fragmentation of rural land and managing reverse sensitivity effects, which will be minimised and mitigated through the design and layout of the site and wider Ashbourne development and the proposed landscaping strategy;
  - A Draft Construction Noise and Vibration Management Plan has been prepared for the construction period of the proposed retirement village. The Plan, alongside conditions of consent and the temporary nature of construction works will ensure that adverse effects associated with noise, odour, dust, and vibration can be appropriately managed; and

- It is anticipated that the proposed retirement village activity will comply with the maximum noise allowance with respect to the zoning of the site and adjacent properties, and will not create adverse noise effects following construction.

#### Environment – Transportation

- The Ashbourne development, including the retirement village component, incorporates safe access points between the site and adjacent road network. The expected traffic generation associated with the proposal can be accommodated within the transport network without creating adverse effects;
- The necessary transport infrastructure is available and/or will be provided as part of the proposal to service the development;
- The proposal will encourage active modes of travel, in particular walking, within the retirement village through the provision of new footpath facilities and a highly connected pedestrian layout. Provision has also been made for pedestrian connections to the proposed greenway facility, which will enable recreational walking for residents; and
- The proposed retirement village has been designed to connect to the Ashbourne residential development located to the east. This will ensure that the overall Ashbourne development can achieve a highly connected and integrated layout.

### 6.7 Statutory Considerations Summary

Overall, it is considered that the proposal is generally consistent with the policy direction of the relevant statutory documents, including with to policy direction contained in the NESCS, National Policy Statements for Freshwater, Urban Development, and Indigenous Biodiversity, Waikato RPS, WRP, and MPODP with respect to the provision of infrastructure, including for three waters and transport, stormwater management, landscaping, and design outcomes with respect to character and amenity.

It is acknowledged that the proposal is not entirely consistent with the broader direction of the NPS-HPL with respect to highly productive land and similar provisions under the RPS and MPODP which also seek to manage highly productive land and activities in the Rural Zone. Notwithstanding this, it is considered that the proposal achieves an appropriate development outcome given the locational context of the site adjoining the ESSP area, and the detailed Land Use Capability Classification Assessment that has been undertaken, which identifies constraints to the viable productive capacity of the site.

## 7.0 Statutory Considerations Summary

Overall, the application is considered to be generally consistent with, and not contrary to, the applicable provisions of the relevant National Environmental Standards, National Policy Statements, Waikato RPS, and MPODP.

### 7.1 Declining an Approval under Section 85

The Panel must decline an approval if one or more of the situations in s 85(1). The situations relevant to all types of approvals that can be sought under the FTAA are:

- The approval is for an ineligible activity;
- The Panel considers that granting the approval would breach obligations relating to Treaty settlements and recognised customary rights; and
- In the case of an approval for a resource consent, the approval must be declined if it is in an area covered by clause 17(5) Schedule 5 in an area.

The Panel may also decline an approval if the Panel forms the view that:

- The activity or activities for which the approval is sought would have one or more adverse impacts; and
- Those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

In subsections (3) and (4), adverse impact means any matter considered by the Panel in complying with Section 81(2) that weighs against granting the approval.

## 8.0 Assessment Against the Fast-track Approvals Act Decision Making Framework

### 8.1 Information Considered

In considering whether to grant the approvals sought in this application, the panel must meet the requirements of Section 81, which includes applying the specific decision-making clauses in Schedule 5.

This AEE and the Ashbourne Development as a whole, has been prepared considering the information referred to in s81(2)(a) of the FTAA to the extent it is currently available. Specifically:

- All of the technical reports supporting the application;
- The CIA received from Ngāti Hauā, Ngāti Hinerangi and Raukawa and the careful analysis of Treaty settlements and iwi planning documents; and
- Feedback received from engagement.



## 8.2 Situations Where the Panel Must Decline an Approval

The Panel must decline an approval if 1 or more of the situations in s 85(1). The situations relevant to all types of approvals that can be sought under the FTAA are:

- The approval is for an ineligible activity;
- The Panel considers that granting the approval would breach obligations relating to Treaty settlements and recognised customary rights; and
- In the case of an approval for a resource consent, the approval must be declined if it is in an area covered by clause 17(5) Schedule 5 in an area.

The Panel may also decline an approval if the Panel forms the view that:

- The activity or activities for which the approval is sought would have one or more adverse impacts; and
- Those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

In subsections (3) and (4), adverse impact means any matter considered by the Panel in complying with Section 81(2) that weighs against granting the approval.

## 8.3 The Purpose of the Fast-track Approvals Act

The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits by streamlining consenting and approval processes. Section 3 of the Act states:

*"The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits."*

## 8.4 Resource Consent Approvals Sought: Parts 2, 3, 6 and 8 to 10 of the Resource Management Act 1991 and Other Legislation Directing Decision-making

### 8.4.1 Part 2 of the Resource Management Act 1991

#### Ashbourne Development – Overall

This section of the application is provided in accordance with clauses 5(1)(g) and 17 of Schedule 5 of the Act. As the proposed subdivision will facilitate the entire Ashbourne Development, the below assessments have considered the development as a whole.

Part 2 contains the purpose and principles of the RMA. Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of this judgement is informed by the principles in sections 6 to 8 and considered in light of the particular circumstances of each application.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. It is considered that the proposed Ashbourne development is complementary to these objectives as it will provide for the social and economic well-being of people and communities by increasing employment and income within the local economy and provide for 530 new homes and 250 retirement villages to assist with the housing shortage and increasing ageing population within the Matamata District. Additionally, the development supports the delivery of a diverse and integrated urban environment through the provision of healthcare facilities and two solar farms capable of powering over 7,000 homes annually. The development is staged to respond to short-, medium-, and long-term housing demand, and incorporates infrastructure and design features that sustain the life-supporting capacity of ecosystems, mitigate adverse effects, and enhance environmental outcomes. The inclusion of a greenway and esplanade reserves along the Waitoa River demonstrates a commitment to ecological restoration and stormwater management, contributing to the long-term health of the natural environment. The preceding assessments, along with assessments in Volumes 3 – 5 demonstrate that the development will be appropriately managed and carried out in a manner which will not give rise to significant adverse environmental effects and which will, on balance, have significant positive effects for the region whilst managing potential adverse effects appropriately.

The Ashbourne development appropriately recognises and provides for Section 6 matters and provides for:

- The natural character of the Waitoa River and surrounding landscape is preserved and enhanced through riparian planting, ecological restoration, and the creation of public access via esplanade reserves;
- The greenway and Waitoa River corridor are designed to restore ecological function and enhance natural character through riparian planting and stormwater treatment;
- The development avoids areas of outstanding natural features and landscapes, and includes protocols for managing accidental discovery of archaeological sites;
- The relationship of Māori with their ancestral lands and waters is acknowledged through extensive and ongoing engagement with Mana Whenua, including Ngāti Hauā, Ngāti Hinerangi, and Raukawa. Cultural values are integrated into the design of the greenway and public spaces, and opportunities for storytelling, wayfinding, and ecological restoration are embedded in the application through the masterplan. Feedback from Mana Whenua has been carefully considered and used to inform the Masterplan and application.

Section 7 of the RMA identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. The Ashbourne development is also consistent with the relevant parts of section 7 because:

- It enables the efficient use and development of land and will not compromise the visual amenity of the environment and protect natural water resources as far as practicable. The

proposal promotes a compact urban form, dual-use solar farming and staged infrastructure delivery;

- The project delivers a transit-oriented residential and neighbourhood centre that maintains and enhances the quality of the environment. The organisation of activities, open spaces and roading pattern are considered to be positive design responses and the buildings have been designed to present high quality urban outcomes;
- Particular regard has been given to kaitiakitanga through the iwi engagement process and the subsequent actions in response to recommendations from iwi including providing for cultural monitoring, the design of the greenway, approach to stormwater management and incorporating recommendations relating to planting;
- Amenity values are enhanced through high-quality urban design, including a legible street network, diverse housing typologies, and integrated public spaces. The urban design guidelines proposed will ensure high-quality amenity outcomes throughout the development;
- Restoration is prioritised of degraded farmland alongside the integration of green infrastructure elements into the design which will assist with enhancing biodiversity; and
- Solar farms will generate energy for over 7,000 homes annually, contributing to national renewable energy targets; and
- The development incorporates flood modelling and carefully designed stormwater management that has been designed with consideration to the effects of climate change and reducing the risk of flooding.

With regard to the principles of the Treaty of Waitangi (Section 8 of the RMA), the proposal will not generate any significant adverse effects on the natural environment or on any sites of cultural importance. Engagement with Mana Whenua has been substantive and ongoing, informing the cultural, ecological, and spatial design of the development.

### Retirement Village Proposal

The retirement village component of the Ashbourne proposal is considered to be consistent with Section 5 of the RMA, as it promotes the sustainable management of natural and physical resources by enabling older residents to provide for their social, economic, and health needs within a well-connected, integrated community. The village is designed to support long-term wellbeing through access to healthcare, open space, and community facilities, while ensuring that environmental effects are avoided, remedied, or mitigated. Its location adjacent to the greenway enhances ecological outcomes and contributes to the life-supporting capacity of the surrounding environment.

In regards to Section 6, the retirement village respects the natural character of the Waitoa River through its proximity to the greenway, which incorporates ecological restoration and public access. The design also acknowledges the relationship of Māori with ancestral lands and waters, with cultural input from Ngāti Hauā, Ngāti Hinerangi, and Raukawa informing landscape and spatial planning.

Consistent with Section 7 of the RMA, the retirement village proposal demonstrates regard for amenity values and efficient use of resources. The retirement village is sited to optimise land use, infrastructure, and connectivity, while enhancing visual and residential amenity through integrated design and the proposed villas have been design to provide a quality of on-site amenity to future

residents. Kaitiakitanga is supported through ongoing engagement with Mana Whenua and incorporation of indigenous planting and cultural narratives.

The retirement village development reflects Treaty principles by actively partnering with iwi, incorporating cultural values into the design of public spaces, and providing opportunities for cultural expression and stewardship. This ensures that the retirement village contributes positively to the cultural landscape and supports meaningful participation in accordance with Section 8 of the RMA.

Overall, as the effects of the proposal are considered to be consistent with all of the above sections of the RMA, and the proposal generally accords with the relevant WRP and MPDP objectives, policies, and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the RMA.

#### 8.4.2 Part 3 of the Resource Management Act 1991

Part 3 of the RMA relates to the duties and restrictions under the RMA. It is considered that the proposal meets Part 3 of the RMA because:

- All approvals sought are all approvals required under Section 9, 11, 13, 14 and 15 of the RMA;
- The proposal involves subdivision and a change in land use that does not comply with the permitted activity standards of the MPDP. As such, resource consent is required and has been appropriately sought;
- The site has been identified as containing contaminated soils due to historical agricultural activities. A Preliminary and Detailed Site Investigation (PSI/DSI) confirmed the presence of contaminants. Although concentrations were below the thresholds set by the NESCS, the site is classified as a "piece of land" under Regulation 5(7). Accordingly, a Controlled Activity consent has been sought under Regulation 9(3) of the NESCS. The proposal includes a CSMP and an ASSMP, which outline procedures for remediation, health and safety, and environmental protection during any future soil disturbance. This is consistent with Section 15 of the RMA;
- While no direct works are proposed within the Waitoa River bed, the creation of esplanade reserves and the greenway adjacent to the river will enhance public access and ecological values. Any future works that may affect the river or its margins will be subject to further assessment and consent under the relevant provisions of the RMA and the Waikato Regional Plan. This is consistent with Section 13 of the RMA;
- Construction noise and vibration effects have been assessed (**Appendix 4I**) and the noise limits set in the MPDP can be met. The specific properties at risk of an exceedance are to be covered by the CNVMP, and the draft CNVMP provided demonstrates that there are a range of specific methods available for managing noise and vibration on those properties. As a result, Section 16 of the RMA has been complied with;
- The Ashbourne development appropriately addresses potential noise impacts by committing to a Construction Noise and Vibration Management Plan. This ensures that any construction-related noise will be effectively mitigated through best practice measures, thereby fulfilling the duty to avoid unreasonable noise effects on the environment. As a result, Section 17 of the RMA has been complied with.

In relation to the retirement village specifically:

- The retirement village involves a change in land use that does not meet permitted activity standards under the Matamata-Piako Operative District Plan. Resource consent has been appropriately sought for the land use, including for accommodation facilities, medical services, and infrastructure. The proposal includes a comprehensive assessment of effects and mitigation measures to ensure the land use is suitable and sustainable. As a result, Section 9 of the RMA has been complied with;
- Historical agricultural use has resulted in the presence of contaminants (e.g. organochlorine pesticides, heavy metals). A Preliminary and Detailed Site Investigation (PSI/DSI) has been completed, confirming the site is a "piece of land" under the NES-CS. A Contaminated Site Management Plan (CSMP) will guide remediation and ensure any discharges are managed to avoid adverse effects on human health and the environment. This is consistent with Section 15 of the RMA;
- The retirement village is designed to integrate with the surrounding residential and greenway precincts, minimising visual and amenity impacts. Landscape buffers, architectural design, and site layout mitigate potential reverse sensitivity effects. Cultural values have been incorporated through engagement with Mana Whenua, enhancing the social and environmental outcomes. Stormwater and infrastructure servicing are planned to avoid off-site effects and maintain environmental integrity. As a result, Section 17 of the RMA has been complied with.

#### 8.4.3 Part 6 of the Resource Management Act 1991

Part 6 of the RMA relates to resource consents. It sets out how decisions on applications for resource consents are considered if applied for under the RMA. The relevant sections in Part 6 are addressed below:

- The primary decision-making section applying to both is Section 104 of the RMA. A comprehensive assessment against Section 104 has been undertaken above. In short, it concludes that the resource consent approvals sought are consistent with all of the planning instruments to which regard must be had;
- Under Section 105 RMA when deciding an application for a discharge permit the decision maker must have regard to the nature of the discharge and the sensitivity of the receiving environment to adverse effects; the applicant's reasons for the proposed choice; and any possible alternative methods of discharge, including discharge into any other receiving environment;
  - The Ashbourne development includes discharges of stormwater and potentially sediment-laden water associated with construction and urban development. These discharges will be directed to newly constructed stormwater basins and the greenway, which are specifically designed to treat and filter runoff before it reaches the Waitoa River. The receiving environment has been assessed as having low ecological value due to historic farming, and the proposal includes significant ecological restoration to improve its resilience and sensitivity.
  - The use of stormwater basins and greenway corridors reflects a deliberate design choice to integrate infrastructure with ecological and cultural values. These features provide not only stormwater treatment but also public amenity, biodiversity enhancement, and cultural storytelling opportunities, aligning with the project's place-based identity.



- Alternatives such as direct discharge to water bodies were considered less appropriate due to potential adverse effects. The chosen method—filtration through vegetated greenway and engineered basins—represents best practice in low-impact urban design and water-sensitive development.
- Under Section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision. The site has been assessed for natural hazard risks, particularly flooding associated with the Waitoa River. The proposed subdivision avoids areas subject to significant flood risk, and future land use consents include detailed stormwater management infrastructure, including greenways and basins designed to mitigate flood impacts, refer to **Appendix 4G**. All proposed lots have been designed to ensure legal and physical access is provided. Where access is not immediately formed (e.g. for superlots), amalgamation conditions and future infrastructure delivery under subsequent land use consents will ensure compliance at the time of s224(c) certification. As such, there are no reasons to refuse to grant subdivision consent under Section 106 of the RMA.
- Section 107 specifies specific circumstances when a discharge consent cannot be granted. The proposal is not anticipated to give rise to any of the matters listed above. As detailed in the Infrastructure Report at **Appendix 4D**, the stormwater management approach for the development has been comprehensively considered to ensure stormwater discharge from the site will not adversely affect receiving freshwater or coastal environments. With regard to the discharge of contaminants from the disturbance of contaminated land, appropriate measures will be in place to ensure the discharge is managed and will not result in any of the listed matters above.

#### 8.4.4 Part 8 of the Resource Management Act 1991

Part 8 of the RMA relates to designations and heritage orders. No heritage orders or designations apply to the site or are proposed.

#### 8.4.5 Part 9 of the Resource Management Act 1991

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and use of nitrogenous fertiliser. These matters are not relevant to any of the approvals sought.

#### 8.4.6 Part 10 of the Resource Management Act 1991

Part 10 of the RMA relates to subdivision and reclamations. All of the provisions addressed below are relevant to the resource consent subdivision approvals sought:

- Specific conditions have been proposed in relation to the subdivision consent approval that is sought. These conditions align with Section 220 of the RMA;
- Some of the conditions proposed provide for the issue of a consent notice in accordance with Section 221 of the RMA;
- Esplanade reserves will be provided in accordance with the requirements of Section 230 of the RMA;
- Roads and reserves to vest, and easements are shown on the engineering drawings and accord with standard RMA practice; and

- All boundaries and allotments are shown on the scheme plans.

#### 8.4.7 Other Relevant Legislation

There is no other primary legislation relevant to the RMA approvals being sought in this application under the RMA.

#### 8.4.8 Conclusion

Based on the analysis above, it is considered that the application is consistent with the parts of the RMA relevant to decision making under the FTAA, and the documents to which they refer.

### 8.5 Decision on Whether to Grant the Approvals Sought in the Application

#### 8.5.1 Resource Consent Approvals

As set out in section 8.2 above none of the situations that require the panel to decline an application.

Assessment of the application against Sections 81 and 85 support a decision to grant the approvals sought in the application.

The Ashbourne development provides several benefits of regional significance. In particular:

- **Housing Supply and Urban Growth** - Ashbourne will deliver over 500 new residential units and 218 retirement living units, directly addressing the long-term housing shortfall identified in Matamata. The development supports a well-functioning urban environment with diverse housing typologies, enabling multi-generational living and improving housing affordability and choice;
- **Integrated Infrastructure and Community Services** - The proposal includes a neighbourhood commercial node, healthcare facilities, and a connected transport network. These elements will enhance local service provision, reduce reliance on the Matamata town centre, and support population growth in a planned and coordinated manner.
- **Renewable Energy Generation** - Two solar farms, covering over 36 hectares, will generate enough electricity to power more than 7,000 homes annually. This contributes to national renewable energy targets and supports regional energy resilience, while preserving productive land through dual-use agrivoltaic farming.
- **Environmental Enhancement and Climate Resilience** - The greenway corridor integrates stormwater management, ecological restoration, and active transport infrastructure. It improves the health of the Waitoa River, mitigates flood risk, and enhances biodiversity in an area previously degraded by intensive farming.
- **Cultural Recognition and Partnership** - The development has been shaped through extensive and ongoing engagement with Ngāti Hauā, Ngāti Hinerangi, and Raukawa, incorporating cultural values into the design of public spaces, planting, and wayfinding. This supports Treaty principles and strengthens regional identity.
- **Economic Stimulus and Employment** - Ashbourne will generate significant construction activity and long-term employment through its residential, commercial, and retirement precincts. It will stimulate the local economy and contribute to infrastructure investment across the district.

The potential adverse impacts of the proposal have been avoided, remedied or mitigated through the design of the proposal and the mitigation measures secured through conditions of consent, and the proposal is generally in accordance with the relevant planning documents.

The relevant test for declining an approval in section 85 of the FTAA is whether the adverse impacts of the proposal are sufficiently significant to be out of proportion to the project's regional or national benefits, noting that a panel cannot form the view that an adverse impact meets this threshold solely on the basis that the adverse impact is inconsistent with or contrary to a planning or policy document. In our opinion, the development proposed delivers extensive positive effects demonstrating that support the granting of the approvals sought in this application.

## 9.0 Proposed Conditions

This section of the application is provided in accordance with clause 5(1)(k) and clause 18 of Schedule 5 of the Act. These clauses require that an application provides conditions for the resource consent. The proposed conditions of consent which seek to implement the mitigation measures that have been identified as being necessary are included as **Appendix 4L**.

In recommending the proposed conditions of consent for this application in accordance with Clause 5(1)(k) of Schedule 5, the conditions are proposed to:

- Appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with Clause 6(1)(d) of Schedule 5; and
- Give effect to those matters that the panel must consider under Section 81(2)(a).

The conditions are not considered to be more onerous than necessary and comply with Section 83 with reference to Section 81(2)(d), and it is considered that they meet the requirements of the FTAA.

## 10.0 Conclusion

This part of the overall proposal involves the development of a Retirement Village within the Ashbourne development.

Based on the above report and information included in the Overview Report (**Volume 1**), it is considered that:

- Appropriate consultation and engagement has been undertaken with relevant stakeholders, including Mana Whenua, Matamata-Piako District Council, Waikato Regional Council, and the administering agencies;
- Consideration of planning documents recognised by relevant iwi authorities and lodged with Waikato Regional Council has been undertaken;
- Having considered the actual and potential effects of the proposal, the proposal will generate less than minor adverse effects that, subject to appropriate conditions of consent, will be further avoided, remedied, or mitigated;

- The proposal is generally consistent with, and not considered to be inappropriate in the context of the relevant objectives and policies of the NESCS, NPS-UD, NPS-HPL, NPS-IB, Waikato RPS, WRP, and MPODP;
- The proposal achieves the purpose of the FTAA to facilitate delivery of infrastructure and development projects within significant regional or national benefits; and
- The proposal is considered to be consistent with Parts 2, 3, 6, and 8-10 of the RMA.

It is therefore concluded that the proposal satisfies all matters the EPA is required to assess, and that it can be granted consent under the FTAA subject to conditions.